**Rainbow Lakes West 3rd Addition**

**HOA Monthly Meeting**

Meeting Minutes

March 21, 2016

**Opening**

The monthly meeting of the HOA board was called to order at 7:00 PM on March 21, 2016 by Patrick Trant, President.

**Board Members Present**

Patrick Trant (President), Phil Iwinski (Treasurer) Jolene Kaufman (Secretary), Hal Sims (Zone Representative 1), Tim Riggs (Zone Representative 3), Mike Wise (Zone Representative 4), and Keith Stutzman (Zone Representative 5).

**Home Owners Present**

Debbie Iwinski

**A) Presiding Officer**

* Patrick Trant, President presided over the meeting.

1. **Consensus Items**

* Minutes of the February 15, 2016 Board Meeting.
* Patrick Trant moved to approve the minutes of the February 15, 2016 meeting.

Phil Iwinski seconded the motion.

**Motion carried 7-0.**

1. **Treasurer’s Report**

* Phil Iwinski presented the treasurer’s report (attached).
* Phil reported that 145 homeowners are current with HOA dues and that there are 2 homeowners with outstanding dues.
* Phil reported that he has made contact with all homeowners regarding outstanding dues and that one, of the two homeowners, have agreed to meet with the executive board and discuss a possible resolution to bring dues to a current status.
* Phil reported that he will continue his efforts to communicate with the 2nd homeowner(s) in an effort to bring their dues to a current status.

1. **Old Business**

* Phil reported that due to tax season, Sarah Stolz has not completed the audit of the HOA’s financial records.
* The board continues the process of correcting and amending the draft of new covenants (provided by the HOA attorney).
* Phil reported that the lake aerators are now running continually.
* He has not yet contacted the homeowner directly affected by the noise from the operating device to discuss possibly building a noise barrier around the device to help contain the noise.
* Previously, the board has been in contact with Dave Pote in regards to rebuilding the community dock located on the HOA commons area. The board discussed the options for the type of material to be used versus cost.
* The board discussed using treated lumber at an approximate cost of $2,500 as opposed to using a composite material at an approximate cost of $5,000.
* The board also discussed adding some type of floating device to the new dock to enable it to rise and lower with the lake’s water level.
* Patrick moved that the board allow up to $3,000, to replace the dock using treated lumber in addition to adding a device to allow the deck to rise and lower with the water level.

Keith Stutzman seconded the motion.

**Motion carried: 7-0**

* Steve Cooper will contact Dave Pote to inquire whether or not the project can be completed, as discussed, for a total amount of up to $3,000.

1. **New Business**

* The board discussed the importance of and the past success of having a neighborhood “clean-up” week.
* The board designated the week of April 8 – April 15 to have a dumpster available on the commons area located on the south side of the lake.
* Patrick will arrange for the dumpster to be delivered and will post a notice on the HOA web-site notifying homeowners.
* Patrick moved that the board approve the expense of having the dumpster delivered and maintained for the week of April 8 – April 15.

Tim Riggs seconded the motion.

**Motion carried: 7-0**

1. **Special Projects**

* Steve Cooper reported, via e-mail, that he has been in contact Andrew Swindle, the director of the Biology lab at WSU. Mr. Swindle has agreed to test our lake bottom content to determine the volume difference between organic matter and mineral matter in an effort to determine whether or not the silt in the bottom of the lake is treatable and if so, the best way to do so.
  + Steve reported that 4 different samples will need to be taken from different areas of the lake. Several board members agreed to help obtain the samples.

1. **Next Meeting**

* April 18, 2016 at 7:00 PM at the Cooper Residence

1. **Adjournment**

* At 8:17 PM, Patrick Trant declared that the meeting be adjourned.

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Jolene Kaufman, Secretary

