**Rainbow Lakes West 3rd Addition**

**HOA Monthly Meeting**

Meeting Minutes

June 27, 2016

**Opening**

The monthly meeting of the HOA board was called to order at 7:02 PM on June 27, 2016 by Patrick Trant, President.

**Board Members Present**

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

**Home Owners Present**

Debbie Iwinski and Richard Rose.

**A) Presiding Officer**

* Patrick Trant, President presided over the meeting.

1. **Consensus Items**

* Minutes of the May 16, 2016 Board Meeting.

Keith Stutzman moved to approve the minutes of the May 16, 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 one homeowner remains delinquent with dues.
* Phil will continue efforts to resolve the issue.

1. **Old Business**

* Sarah Stolz is completing the audit of the financial records. She has a couple of items that need clarification. Phil will make contact with Sarah and provide the needed information.
* The board continues the process of revising items on the draft of new covenants and plans to have the new covenants to present at the annual meeting in September.
* The board will continue researching whether or not signage at the entryway of Douglas and Angela is possible.

1. **New Business**

* Richard Rose, homeowner at 236 S Forestview Court, expressed concerns regarding dead / diseased trees located on HOA property at the east end of the lake as well as weeds and grass areas that are not being maintained.
* Richard provided pictures of the areas of concern, including pictures of the trees and the weeded area. He invited board members to personally view the area.
* After discussion, the board concluded that the HOA will obtain estimates for cleaning up the area of concern.
* Steve Cooper will contact two or three lawn/tree companies to obtain estimates for the clean-up and will also contact Dave Pote (HOA lawn maintenance) about mowing the areas that don’t appear to being maintained.
* Richard Rose also expressed concern over the deteriorating dock located on that same end of the lake and stated that there are significant safety issues.
* There was much discussion between the board members as to whether or not the dock was built by private homeowners. And, if so, should the homeowners be contacted to see if [they] want to take responsibility on preserving/repairing the dock?
* Hal Sims is going to make contact with area the homeowners for details as to when and by whom the dock was built.
* The board concluded that since the dock is on HOA property, and, in the event private homeowners do not want to take responsibility in preserving/maintaining the dock, that it will be the responsibility of the HOA to remove the dock for liability and safety purposes.
* Steve Cooper will contact Dave Pote for an opinion on whether or not the dock is repairable or if it needs to be replaced. In addition, he will ask Dave to provide an estimate for having the dock removed (at an expense to the HOA).

1. **Special Projects**

Currently, there are no special projects to report on.

1. **Next Meeting**

* July 18, 2016 at 7:00 PM at the Cooper’s residence.

1. **Adjournment**

* At 8:20 PM, Patrick Trant declared that the meeting be adjourned.

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Jolene Kaufman, Secretary

