

**Rimrock Meadows Association
Director's Meeting
September 30, 2017—9a.m.
Ephrata Senior Center
Ephrata, WA**

Board Members Present: Matt Walters, Vice President; Carolyn Johnson, Secretary; Cindy Alsop; John Koppang, Chairman; Bill Higley, Treasurer; Dave Mayer

Others Present: Kevin Danby, President; Michael Wyman, Attorney

Call to order and notation: John Koppang called the meeting to order at 9:05 a.m.

1. John Reviewed Code of Conduct and Confidentiality.
2. Chairman's Statement
3. Approval of April Board and Annual Membership Meeting Minutes.
Dave made the motion to approve the April Minutes and the Annual Membership Meeting Minutes; Bill seconded it. All were in favor. Motion passed.
4. Appointment of New Director/Interviews.
Candidate J.D. presented at the meeting to be interviewed for the open board position.

Matt Walters made a motion to appoint Jeff Deline as a board director to fill the current vacancy; Cindy Alsop seconded it. All voted in favor of appointing Jeff Deline to the open board position. Motion passed.

5. Committee Reports
 - a. Planning Committee:

Cindy made a motion to go into executive session for the discussion of legal enforcement and potential litigation for 40 minutes. Executive session began at 9:50 a.m.; concluded at 10:30 a.m.

Cindy made a motion to approve the enforcement plan recommended by legal counsel for S.L. Matt seconded it. All were in favor, and motion was approved.

Two persons are in the fine process, and one did not receive the packet mailed to them. It will be re-sent. The other person said they would remedy their violations in the spring but as yet have done nothing. The letter packet is again being sent to them.

Dave Mayer had some questions for the planning committee. A discussion took place regarding two members who are approaching their 180-day-stay limit. Letters will be sent from the Planning Committee when their 180-day stay is up. Cindy made a motion that

the Planning Committee would draft a form to supplement the 180-day rule that will require lot owners to register with office when an extended stay over two weeks is planned. The member's water source and waste disposal would be addressed by the member. Bill seconded the motion. All in favor, and the motion passed.

b. ATV Committee: Nothing to report other than it being a normal year with minimal problems.

c. Fire Protection:

i. Truck status: We've disposed of three fire trucks and received proceeds of a total of \$4,500. One truck is left—the Seagrave.

ii. Proposed building: We are awaiting another bid.

6. Old Business

a. Wifi: It is costing the association \$1,500.00 a year to provide free Wifi, and it worked very well this year.

The board adjourned for lunch from noon until 12:55 p.m.

Chairman, John Koppang, called the meeting to order again.

7. New Business

a. Budget Report YTD inc. Lot Sales: We are 120% above budget in income due to increased lot sales so far this year. Kevin allowed lot sales to increase to pad our bank account for the financing of a new structure. Our reserve money would not be needed for the building project in that case.

b. Associate Membership—Pros and Cons: Bill presented the Associate Member concept that is presently addressed in our Bylaws but has never been activated by the board. He made a case for activating the associate membership. After much discussion and a recommendation made by Michael Wyman, Rimrock's attorney, Matt made a motion to amend the Bylaws as follows: strike 2.2, 2.6, and 5.1 in our Bylaws. 2.2 discusses Charter memberships which no longer exist. 2.6 is not legal in accordance with our state's statutes. 5.1 again discusses charter members; and to also strike any reference throughout the Bylaws that reference associate memberships and charter memberships. Bill Higley seconded it. All were in favor, and motion passed. Additional discussion was had about guests using the facilities but staying on the member's lot and how to approach the cost of that to our facility. That discussion was tabled so Bill can come up with some proposals.

c. Pool Status: Kevin talked about the leak in the line to the wading pool. The broken section was replaced, but we still have a leak. The leak cannot be found, and so the recommendation is to close the wading pool and fill it with concrete. Cindy made the motion to do this, and Matt seconded it. All in favor. Motion passed. A path is going to be painted on the concrete near the shower room doors to keep chairs clear of that area.

d. John Koppang and Bill Higley are timing out of their term of service to the Rimrock Board.

e. Dave Mayer and Carolyn Johnson are running for re-election for a second two-year term.

f. Topics for October Rattler were brought up.

8. For the Good of the Order: Matt suggested a fenced dog yard. Location was discussed.

9. Next Board of Directors Meeting—January 27, 2018

10. Annual Association Membership Meeting—March 3, 2018

11. Adjourn meeting— Bill made the motion to adjourn the meeting. Dave seconded it and all were in favor. Meeting adjourned at 2:45 p.m.