

**Rimrock Meadows Association
Board of Directors Meeting
April 11, 2015
Mommy Yum Yum's
356 Basin St NW
Ephrata**

Chairman John Koppang called the Board of Directors Meeting to order at 9:00 AM.

Attending Board Members:

John Koppang, Rick Phelps, Bill Higley, Mike Campbell, Cindy Alsop and Matt Walters

Other Attendees:

Attorney Michael Wyman and Manager and President Kevin Danby

- 1. Review Code of Conduct and Confidentiality/ Chairman's Statement** was discussed amongst the board and used as a reminder for all board members to adhere to this mandatory policy.
- 2. Manager's Annual Review.**
- 3. Approval of March Minutes:** The minutes from the March 2015 board meeting were approved. Rick Phelps presented the motion to approve the minutes and Bill Higley provided the second. The board unanimously approved the motion.
- 4. Resignation/Replacement:** Troy Bruschetto resigned his position on the board. Rick Phelps made the motion to approve and appoint Cindy Alsop as secretary and Mike Campbell provided the second. The board unanimously approved the motion.

5. Committee Reports:

PLANNING COMMITTEE:

- a. **Third party lot sales:** The committee discussed the option of buying back lots from 3rd party lots sales. Rick Phelps presented the motion that Michael Wyman will create language for the first right of

refusal for 3rd party lots sales. Mike Campbell seconded. The board unanimously approved the motion.

- b. **Review of PC Committee Procedures:** Planning committee response to plans being submitted was discussed. The PC will continue to respond within 30 days if structure not approved. Rick Phelps will further research the disposal of abandoned RV's.
- c. **On-Line comment form:** A comment form will be created and posted on-line.
- d. **Entrance signs for construction deliveries:** Mike Campbell presented a motion to post a signs at the entrances to Rimrock Meadows that contractors and material supplier check in at the office. Rick Phelps seconded. The board unanimously approved the motion.

6. Personnel report:

Executive Session (25 minutes): Rick Phelps presented a motion to go into executive session to discuss personnel issues and Mike Campbell seconded. The board unanimously approved the motion.

7. Old Business:

- a. **Executive Session (30 minutes) Pending Litigation and Legal Issues:** Rick Phelps presented a motion to go into executive session to discuss pending litigation and Matt Walters seconded. The board unanimously approved the motion.
- b. **Pool Update:** The pit for the pool cover was rebuilt. A new cover is in place. There will be a few adjustments as the coping stones are set. The cover will be brought in during the off-season using an older cover in its place. Kevin is continuing work on the solar pump. The pools chemical controller will be replaced with an updated controller designed for municipal systems. The cost is \$5,000 and includes installation and training.

- c. **Men's shower remodel/what next?** The men's showers have repainted with Seahawks colors and shower curtains. The board discussed options for retiling shower stalls. Considerations that were discussed were: Frost heaving in the winter and members with expertise in tiling was also discussed
- d. **Results of dues and fees increase:** Majority of members reacted positively to the increase of dues and fees. Updated signs for camping and dump fees will be posted. Dues collection is ahead of schedule for the year.
- e. **Open range re-visited:** There were some circumstances where animals were left in open range. Board discussed concern for animal welfare as well as safety.

8. New Business:

- a. **Water usage:** The board discussed if there should be a limit on water taken from the campground. A self-monitoring weekly and daily water usage limit was considered. Mike Campbell presented the motion to limit water usage to 300-gallon/week and 55-gallon/day and post reminder signs and camera at the well. Matt Walters seconded. The board unanimously approved the motion.
- b. **Closing of trails to motorized vehicles:** Discussion of safety, member complaints and violation of Rimrock Meadows covenants and bylaws. Signs would be posted at all trails. Matt Walters presented a motion to close all Rimrock Meadows trails to motorized vehicles. All motorized vehicles will be limited to gravel roads. Bill Higley seconded. The board unanimously approved the motion.
- c. **2015 Budget YTD:** A Reserve study was discussed. This study will be needed in the future for capital projects. Rick Phelps presented a motion to perform a Reserve Study in the 2016 off-season. Bill Higley seconded. The board unanimously approved the motion.
- d. **Potential 180-day stay concerns:** 180-day stay covenant will be 110% enforced.
- e. **Abandonment of Trailers, etc.:** The board discussed options for the removal of abandoned trailers and refuse.

- 9. For the good of the order:** Bill Higley mentioned multi-use options for the tennis courts.
- 10. Director photos:** Cindy Alsop and Matt Walters photos.
- 11. Next Meeting:** The next board meeting will be held on September 26, 2015.
- 12. Adjourn:** There was a motion from Mike Campbell to adjourn the meeting. The motion was seconded by Bill Higley and approved unanimously by the board. Board meeting adjourned at 2:00 p.m.