



RIMROCK RATTLER

Rimrock Meadows
Douglas County, Washington

January
2020

Director's Note

Hello Rimrock Community,

The Board of Directors would like to take this opportunity to notify members of a few events that have transpired since the June 2019 retirement of our 20 year General Manager, Kevin Danby. Our community has weathered a fair amount of challenges since then, but we continue to focus on creating necessary change to ensure a successful future of our community for generations to come. The Board has implemented several long overdue policies and procedures that work to provide the beginning of implementing strong business practices. Some of the items on the agenda for this coming year are the creation of a much overdue operations manual; the creation of a human resources manual; formal succession planning for key positions; and targeted management training for junior management staff; employee performance reviews, required safety and compliance training, and much more. These would all be historic firsts for Rimrock.



One of the very visible challenges Rimrock faced in 2019, was related to the leadership change at the GM position. The Board and prior GM agreed together to search outside the organization for his replacement, rather than promote from within. After a lengthy search for a replacement GM, that yielded over 70 applicants, the search was narrowed down to three candidates. Randy Ratcliff was selected for the position. After considering Randy's performance and interactions with the board members, association members and staff, it was the opinion of the Board of Directors that RR was not the right fit for the GM position and that Rimrock should go in a different direction. The Board of Directors has promoted former Rimrock Assistant Manager, Jose Ortiz. Jose stepped up to the plate right away, and began to supplement the Board's goal of greater transparency and function within the community. Jose has been a valued employee for our association for a decade and we are grateful for his years of property maintenance experience. We are excited to have new staff in all positions and we look forward to a year of unprecedented progress for the association.

The Board and the new management team at Rimrock are collaborating on several items that will bring a high level of value to all the members of this community. We are committed to bringing better methods of communication to the members, maintaining the standards within our bylaws by encouraging members to get involved in community leadership, and operating a business consistent with all State and Federal laws while maintaining a welcoming work environment. The Board is also committed to standing against any who might wish to tear down our association for any reason. If an act occurs that works to cause distractions from progress, distract staff from their daily jobs, or cause our community to spend more on legal and administrative fees to accommodate their constant challenging, the board will take immediate action to protect our community.



We have a number of Board candidates that share this ambition and we are looking forward to working together to honor our common goals. We are hopeful for even greater participation from the general members. As a team, the Board and management at RR will continue to serve the membership.

The Board of Directors sees Rimrock's success as our duty, obligation, and responsibility. We thank you for your support and partnership.

Things to Remember



1. **Important!** All Building applications must be accompanied with a \$25 permit fee. That application with instructions can be found on our home page under "Planning Committee". Any structure must have PC approval.
2. We still strongly support the use of game cameras on your lot. The trick is to conceal them enough to avoid detection and to minimize windblown foliage in their field of view.
3. Lot sales will resume when winter lets us . Pricing will be determined by the Board in Q1 of 2020. We are considering changing the terms for prospects who wish to buy on contract, rather than cash, in hopes that more lot purchases terms are in cash rather than having Rimrock carry a contract.



Manager's Message



We hope you had a great Holiday Season in 2019 and you have recharged your batteries as we did for the 2020 season. This will be a New beginning for most of us as we all are anxious to get started in our New positions. Although the seats have changed we have been here having Rimrocks best interest at heart and will not let you down so lets make more memories and keep our little desert oasis a great family place for all to enjoy.

We have open board positions to vote on. As a reminder, anyone this is a member in good standing, and whom is also deemed Qualified by definition within our bylaws, must submit their bio's by December 15th. We always ask that you vote so we have a quorum to ratify any election. What happens when we do not get a quorum? The Board stays the same and we default back to the previous year's budget. We then repeat the meeting process and the mailing all over again. Definitely a waste of time and money. **Please Vote!**

We will continue our highly successful lot buyback program again for 2020. If you own undeveloped lots and are interested in selling, please contact the office and we will make you an offer. Its that simple! We will also be planning the much needed repairs and upgrades to our clubhouse roof, paint, lighting etc. Our Reserve study funds will continue to help with these projects so we don't have to make any special assessments or increase dues.

This year we only had one fire and it was primarily caused by chewed thru wires on a vehicle that was left out at Rimrock for various seasonal use. So as a precaution we urge you to be careful when you move your vehicles left out here for extended times. Our Fire house building has been such a blessing to have the trucks at the ready all of the time and in a place out of the sun. Don't forget that you too are a volunteer and can be trained at least twice a year.

Like I mentioned before break ins were heavy in 2019. I worked along side the Sheriffs department in gathering evidence and collecting stolen property when we found out where they were stashing the stolen items. It was countless hours of staying up late and following my gut when I started to put the pieces together. I had a lot of help from Rimrocks locals patrolling the area as well until we had all of the pieces together and the sheriff felt it was definitive and he had enough on the guy to prosecute for a long time. I didn't take from the frustration I felt and that the affected owners felt when their property got vandalized but that is how the law works. Now if I had the opportunity to catch him in the act it would have been a different story altogether because I hate thieves. Having said that I will go with the lawful way every time. Banns have been set for the culprits and the members who brought them are walking on thin Ice so if there is question as to who you are bringing to Rimrock please do think. Members are responsible for their guest.



Dates to Remember

Manager's Message.....continued

Please remember that our extended stay permit is to protect the members health by making sure they are adequately prepared for the harshness of winter and that the US Dept. of Housing and Urban Development (HUD) plans to specify that RV's including park models are not certified as a manufactured home and are designed for only recreational use and not as a primary residence or for permanent occupancy. The plan states that the RV industry supports this ruling as there was fear that RV's would have to be built to manufactured home standards. I am not sure how this will affect states where permanent occupancy in an RV is permitted and of course, our CC&R's do not allow it.

Jose A. Ortiz
General Manager
Rimrock Meadows Association

Feb. 1 - Annual Meeting Packet Mailing
Feb 29- Annual Meeting
March 31 - Dues Payment Deadline
April 1 - Showers Open, Weather Permitting
April 1 - Winter RV Storage in the Campground Ends
May 23- Pool Opening
May 23- Association Potluck and BBQ - 2pm
Sep 5 - Association Potluck and BBQ - 2 pm
Sept. 12 - Pool Closes
Oct. 1 - Winter RV Storage in the Campground Begins
Oct. 21- Campground Water is Shut Down.
