

**Rimrock Meadows Association  
Board of Director's Meeting Minutes  
January 19, 2019—9:00AM  
Ephrata Senior Center  
104 C St NW Ephrata, Wa**

Board Members Present: Matt Walters, Chairman; Carolyn Johnson, Secretary; Jeff Deline, Vice President; Michael Campbell; Cindy Alsop; Julie Lindgren

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

Absent: Dave Mayer, Treasurer

Call to order and notation. Matt Walters, Chairman, called the meeting to order at 9:01 a.m.

1. Review Code of Conduct and Confidentiality
2. Chairman's Statement—Welcome
3. Approval of November Minutes—Cindy made a motion to approve the minutes as written, and Jeff seconded it. All were in favor. Motion passed.
4. Manager's Annual Review—

Michael Campbell made a motion that we go into executive session for 10 minutes to discuss personnel issues. Jeff Deline seconded the motion and all were in favor.

Executive session began at 9:10 a.m. for 10 min. We then extended for 20 minutes more and the session ended at 9:40 a.m.

Julie Lindgren made a motion to accept the proposed compensation package for Rimrock Employees. Cindy Alsop seconded the motion, and all were in favor. Motion passed.

It was the full consensus of the board that a committee needs to be formed in March after the new chairman and board are in place. The purpose of the committee would be to discuss creating a formula on which to measure an employee's performance for an annual review, based on objective factors, thus giving us a basis for assigning bonuses and establishing/adjusting wages.

5. Committee Reports

a. Planning Committee—

Building applications are increasing. An update was given on external hard drive, memory stick, iPad and keyboard purchases for use by the Planning Committee Chair. Different emails are being assigned for committee members so they are separate from their private emails. The committee is continuing to streamline communication between the Rimrock office and the PC.

We have quite a few lots that have been cleaned up. A member has volunteered to take apart old campers and trailers, and he dismantles them to dispose of them. It was suggested we allow the use of a portion of RV storage lot #3 for this purpose. Also suggested was that a sign could be posted in front of trailers being disassembled so that other members don't think vandalism is going on there. Gift cards will be given as a thank you for the two people taking them apart.

The straw bale structure is gone. The other lot has been cleaned up, minus the tires. The committee is still looking into how to get rid of the tires.

Cindy Alsop made a motion to go into executive session for 30 minutes to discuss some possible litigation enforcement of governing documents and various members who are in process with the committee. Michael Campbell seconded the motion, and all were in favor. Executive session began at 10:18 a.m. and concluded at 10:35 a.m.

Julie Lindgren made a motion for member M.S. to be fined \$50.00 a day. Jeff Deline seconded the motion and all were in favor. The fines are retroactive, and start accruing on, December 4, 2018.

Cindy Alsop made a motion for member L.B. to be indefinitely banned from the campground, plus be fined to serve as restitution for the damage. In addition, \$50.00 a day will be fined for the same member's lot to begin 1/19/19. Jeff Deline seconded the motion, and all were in favor. Motion passed.

The Planning Committee FAQ's and Reminders form was tweaked to be included in this year's mailer to the members.

b. Fire Protection Committee—

The Becker truck has a bad battery that is not recharging, and the voltage is bad.

The Marion truck needs a prime pump on the diesel to get it started.

The PUD bill for the new building is under \$50.00 per month this winter so far.

We need an onboard charging system set up.

Trucks currently don't have water in them because the new building wasn't ready in time to run that risk.

Another training on the trucks will be given on Memorial Day weekend.

6. Old Business

- a. Budget Review 2018—Kevin reported 47 lots sold in 2018 and discussed the lot buy-back program and how successful that has been.
- b. Road Swap—The two main entrances to join at the “Y” and then follow down to the campground have now become county roads that will be maintained by the county.

7. New Business

- a. 2019 Budget—The board reviewed the proposed budget.
- b. Review Annual Meeting Documents— Michael Campbell made the motion to approve the 2019 budget and the packet for the annual meeting mailer with correction to be made to the ballot for proposal #3. Jeff Deline seconded it, and all were in favor. Motion passed.
- c. Board Candidates—There are three members running for the board’s three open positions. One is an incumbent. One is a former board member, and one is a member never having served before, but is an active Planning Committee member.

Break for lunch from 12:10 — 12:40

- d. Annual Meeting March 9—The Board of Directors will be meeting at 10:00 a.m. prior to the annual meeting.
- e. Winter Residents—Kevin reported on a couple of members
- f. 2019 Lot Sale Pricing—\$5,995. Second lot by same person will be \$4,495. Lot with power access will be \$11,995. There are currently still more than 800 lots in our inventory.

8. Manager’s Report

- a. Winter Report—It’s been a mild winter so far.
- b. Year in Review—\$159,320 is the final cost for everything for the building of the new firehouse. About \$7,000 of that was planned change orders. So it came in pretty close to budget.

9. For the good of the order

10. Adjourn—Julie Lindgren made a motion to adjourn at 1:00 p.m. Jeff Deline seconded the motion, and all members agreed to adjourn since all the business brought to the board meeting was conducted.

*Respectfully Submitted,*

*Carolyn Johnson, Secretary for the Board*

