

## **Rimrock Meadows Association**

### **Board Meeting**

**November 9th, 2019**

### **Ephrata Senior Center**

Present: William Higley, Sr., Jeff Deline, Julie Lindgren, Rob Edinger, Pete Savage, Jose Ortiz, Michael Wyman

Call to order at 9:00 am.

The Chairman reminded everyone of the Code of Conduct and Confidentiality

Rob made a motion to approve the minutes from the prior meeting. Pete seconded the motion. All were in favor, motion passed unanimously.

### **Managers' Report:**

Jose' gave an update on the plans for the care-taker's residence. The estimate for the replacement of the flooring is approximately \$4K. It was recommended that all new appliances including a new dishwasher be purchased. The items on the inspector's report are also being addressed.

"Structure" fire truck sale was discussed. Jose' has no data on the fire truck. It was suggested that it may be possible to find the desired data with a web search. Some suggestions were made to enhance the appearance of the vehicle so it shows well. Pete recommended a professional detail. Pete will look into a mobile detailer. Estimated cost is \$500.00. Chief Jim Stuckey at Ephrata Fire was also mentioned as a possible source for further data on the vehicle.

Bans that have been issued to members were discussed. It was mentioned that banned members MH or JL have not been seen at RR and they appear to have respected the ban.

### **Planning Committee:**

Extended Stay/Use Permit was discussed. Article 2 Number 10 the new winter use permit process. Two people have submitted requests. One permit has been denied. One has been approved with conditions. The application was added to the website as a fillable PDF. The application process was developed so that staff is not required to spend time on coordinating the communication between members and the PC. The application is submitted online to the PC and the response goes directly from the PC to the member.

Bill asked about how we handle people who have been denied permission to stay and choose not to observe the covenant. Michael Wyman informed us that the tools to force compliance

start with a 30-day notice and include starting an action by an injunction to stop this. The board also has the option to declare them a member not in good standing. Rob suggested a process map can be drawn up to define how to handle this situation. Jose' mentioned there may be members who are choosing not to observe the new covenant.

Members with recently issued bans were invited to address the board. One member elected to do so.

Rob made a motion to go into executive session for discussion of personnel matters, potential violation of governing documents, and potential litigation at 10:00 am for 2 hours. Jeff seconded the motion. Motion passed unanimously.

Executive session ended at 11:55 am.

Rob made a motion to approve the Trespassing Policy for Rimrock Meadows. Pete seconded the motion. The motion passed unanimously.

Rob made a motion to approve the Employee By-Law Proposal. Jeff seconded the motion. The motion passed unanimously. The precise language of the adopted bylaw amendment will be given to the appropriate officer to be placed in the formal records of RR.

Rob made a motion to approve the Planning Committee Chairman to draft and send a comprehensive letter to members M and A that states that if their violations are not remedied they are effectively members not in good standing and will be fined on or before the end of the year. Pete seconded the motion. Motion passed unanimously.

Lunch break started at 12 noon. 12:45 the meeting was called back to order.

Will from Desert Insurance made a presentation on medical insurance plans for Rimrock employees. Staff and board members asked many questions.

Rob made a motion to adopt the Board Member Disqualification proposal into the bylaws. Jeff seconded the motion. The motion passed unanimously. The precise language of the adopted bylaw amendment will be given to the appropriate officer to be placed in the formal records of RR.

There was discussion around what roads will have snow plow services when needed.

Julie made a motion to enact the snowplow / snow removal policy. Pete seconded the policy. The motion passed unanimously. The precise language of the adopted policy will be given to the appropriate officer to be placed in the formal records of RR.

Executive session ended at 3:38 pm.

Rob made a motion to terminate the existing consulting agreement between Rimrock and KD. Motion passed unanimously.

Pete made a motion to approve the spending of \$10,000 for the purposes of improving the caretakers apartment. Jeff seconded the motion. The motion passed unanimously.

Julie made a motion to authorize RE to purchase any of the Rimrock lots from the Dec 2019 Douglas County tax auction, and set a target price of \$3,000 or less per lot. Pete seconded the motion. The motion passed unanimously.

Rob made a motion to adopt the proposed AWB Premera 5000 plan for an effective new policy initiation of 12/1/2019 and authorize the President to sign insurance documents. Jeff seconded the motion. The motion passed unanimously.

Pete makes a motion to reimburse Julie's travel cost according to the IRS mileage rate. Jeff seconded motion. Julie was recused from voting on this measure. All others were in favor. Motion passed.

Rob made a motion to adjourn at 4:00 p.m. Pete seconded the motion. Motion passed unanimously.

## **Policy Addendums**

Rimrock Meadows Association

### **Snow Plowing Policy**

11/09/2019

The following policy is consistent with the Rimrock Meadows Association Articles of Incorporation

Except for lots directly accessing onto roads which are maintained by Douglas County, Rimrock Meadows Association cannot assure access to lots on a year-round basis.

There is no snow removal on the private roads in the subdivision at this time. There will be no snow removal on private roads within Rimrock Meadows until it is requested by a legal full time resident. At that time, only roads to that full time resident will be cleared. Full time residents must reside in a legal dwelling as defined by our Covenants and Restrictions and Douglas County. Furthermore, if your vehicle becomes inoperable due to road conditions related to weather, it will not be Rimrock's responsibility to assist in recovering your vehicle.

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### **Trespassing Policy Re: Crimes Committed at RR**

If any nonmember of RR, including, but not limited to, any guest, invitee, minor or adult child, friend, or relative of any RR member, commits, or is alleged to have committed, a crime within the Rimrock Meadows development, whether on a private lot or on any common ground of RR, and the nonmember is charged with or convicted of said crime, the nonmember shall not be authorized to enter or be present on any RR common areas and shall be banned and trespassed from all RR common areas indefinitely or for such period deemed appropriate and reasonable by the RR GM. If the ban/trespass is indefinite, the nonmember may appeal the ban/trespass in writing to the RR Board of Directors by filing with the RR office a written appeal notice setting out the full name, mailing address, email address (if any), and telephone number of the nonmember and the facts and arguments supporting the appeal. The filing of any written appeal shall not stay or otherwise affect the GM's indefinite ban of the nonmember from the RR common areas. The appeal will be decided by the Board of Directors without oral argument by or from the nonmember unless the Board of Directors directs otherwise before rendering a decision on the appeal..

The General Manager is authorized to send a letter to any such persons, charged or convicted of committing a crime within Rimrock, indicating that he/she is trespassed/banned from all RR common areas.

The common areas that are referred to in this ban include but are not limited to; any and all areas encompassed within Horseshoe Park, whether mentioned specifically herein or not, including the tent camping area, potable water station, tennis courts, parking areas, clubhouse, cooking facilities, swimming pool, shower building, both outdoor BBQ areas, and RV camping areas.

The trespass letter and a copy of the rule/regulation adopted by the Board shall be maintained at the office and then be given to law enforcement in the event it is necessary to demonstrate and confirm that said persons were not authorized or allowed to enter the common areas if said persons ever attempts to enter the common areas of RR.

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**Previous Employee Bylaw Update 11/09/19**

Written by the board and to be inserted into RR Bylaw;

3.4 Election of directors and term of office

Any Association employee who separates from service with the Association voluntarily or involuntarily is disqualified from serving and is ineligible to serve as a board director either by election or appointment to a vacant or to be vacant seat on or prior to the date that falls 3 years after the date that the Association employee separates from service with the Association. The former Association employee may serve as a board director at any time after the 3-year ineligibility period expires so long as he or she is otherwise qualified to serve as a board director.

Rimrock Meadows Association

**Board Member Disqualification Bylaw update 11/09/19:**

Written by the board and to be inserted into RR Bylaw;

3.4 Election of directors and term of office

If, after any association member is elected or appointed to the position of board member, said association member either is sanctioned by the board of directors for violating the code of conduct established and adopted by the board or resigns prior to the end of his or her term as a board member, said association member shall thereafter be disqualified and prohibited from serving, acting or being appointed or elected as a board member indefinitely after his or her current board member term ends. For purposes of this provision, the current board member term of the association member shall be deemed to end on the date that he or she resigns, or the date that his or her term expires immediately after he or she is sanctioned provided that he or she is not removed from the board member office, or that date that he or she is effectively removed from the board member office as a sanction imposed by the board of directors, whichever date shall come first.