

Rimrock Cove Meeting Minutes

June 24, 2023 @9:00am PST

Location: Office Deck

Board Members in Attendance	Board Members not in Attendance	Park Employees & Committee Representatives in Attendance	Lot Owners in Attendance
David Hodge	Stefanie Means	Jim Malone – Acting Manager (613)	Cheryl Corgnati – 110
Heidi Roth		Marilyn Malone – Office (613)	Curt Treadwell - 801
Justin Evans		Ned Kautzman – Bookkeeper (346)	Nanc & Steve Tuttle - 723
Shannon Malisani		Bill Leonard – Manager	Ralph & Jolene Broz - 730
Toni Young			Ric Freeman - 109
Randy Hill			
Jim McKiernan			
Andy Garness			

1. Call the Meeting to Order – 9:01 am
2. Acknowledge a quorum exists – David Hodge
3. Ratify minutes of prior meeting April 29, 2023
 - a. *Justin Evans moved to ratify the meeting minutes, Toni Young Second. Unanimous Approval.*
4. Owners’ opportunity to address the board. (5 minutes per owner)
 - a. 723 – Tuttle – Suggestion to include the weed eating for lawn mowing. Expected, increase of about \$5 month to the community.
 - i. 801 – Treadwell – Comment on suggestion - personally would prefer to not have that or be able to opt out.
 - b. 730 – Broz – request update with common ground behind 730 grass and irrigation.
 - i. Jim Malone - We have been trying to get bids for putting irrigation. Then the seeding/grass will be put in by us.
 - c. 723 – Tuttle - Chlorine pump – Spoke to Wes the one we need is on backorder. He could get us a smaller one, but we would prefer the one we want. There is an upcoming meeting with DOE re: additional testing.
 - d. 715 - Slavic – Email Comments - I would like my concern to be documented and ask that we as a community- not mandate - but agree to come together to choose to keep our Rim Rock a politics free zone. Would like to continue RRC to be a welcoming community to all.
5. Vice President’s Report – Jim McKiernan
 - a. No report, things are going well.
6. Manager’s Report – Jim Malone - Acting Manager
 - a. New employee, Riley, is doing great.
 - b. New trees are doing well. We have a few trees we will need to get rid of. Damaged electrical box has been repaired and the owner paid the bill. Request to look at the post behind 127/126 owner wants to know if we can make the post look a little nicer. Randy will look.
 - c. Thank you, Ray Hudlow, for building a new roof over the flow meter in the lagoon. Thanks Ray.
7. Treasurer’s Report – Shannon Malisani
 - a. Owners in Arrears – There are only two names on the list that are more than a month behind, one caught up this week. We are working on cleaning up some of the old small amounts.
 - b. Bookkeeping Update
 - i. Summary of QuickBooks balances as of 6/21/2023:

• General Checking	\$83,680.09
• Reserve Savings	\$463,732.15
• Operations Contingency Fund	\$17,307.49
Total all accounts	\$564,719.73

Reports and notes

- 2023 P&L vs 2023 budget as of 06/21/2023
- Accounts receivable and owners' late balances as of 06/21/2023
- Currently there is \$5,033.25 of cash in our general checking that is earmarked for 2024. This happens because some owners are so far ahead, we don't have an invoice to tie the dues to yet.

8. Committee Reports

- a. Architectural Review Committee – Randy Hill/Stefanie Means
 - i. Owner Projects – One New Park model coming in, they will need to go through the new permit process, Randy will reach out to the owner directly. There is a new deck, we will need to send them for a permit.
 - ii. #508 Update- Progress is good. Allowing extension of 2nd RV for living quarters during remodel.
 - iii. #801 Treadwell - Thanked Randy, Ray, Ron, and Stefanie for working with him and helping to get his new park model set.

- b. Entertainment – Stefanie Means/Andy Garness
 - i. 4th of July Weekend Events:
 - Saturday 7/1: Bike/ golf cart decorating 9:30-10:30am, Bike/ golf cart parade 11:15am, water fight immediately following. Taco Truck and Ice Cream, churros and non-alcoholic beverage truck at the beach 4-8pm
 - Sunday 7/2: Duck for a buck scavenger hunt 10am (ages 10 and under), Poker walk 7:30-9pm

- c. Marine Projects/Marine Master Plan Committee – Justin Evans
 - i. Marine Projects – Steps need repaired, Justin will take a look at them.
 - ii. Master Marine Committee – Preparing RFP to hire the consultant to prepare for the MMP committee plan.

- d. Tree Committee – Toni Young
 - i. We have spent our allocation for the year, next year we will finish the lower poplar tree line, 2025 we will do the upper loop trees. Request for a pine tree to be cut down, request for a tree by the pump house, and working on cleaning the trees by the red dock.
 - ii. Poplar tree roots - it is suggested that the owners try to keep it maintained. We don't have a staff to keep up with the regular maintenance. We can help with the tractor to get the main root system if it is still there.

- e. Nominations – Jim McKiernan
 - i. If you want to run for the board next year let Jim know.

- f. Governing Documents Committee – Heidi Roth (Committee Co-Chairs – Bryan Roth/Jim McKiernan)
 - i. Response from our attorney. He provided guidance toward tightening up our bylaws. Documents committee will review those recommendations.

9. Old Business

- a. Projects from the Reserve Study
 - i. Office Trailer Replacement – Stefanie Means / Jim McKiernan

1. Trailer has been ordered. 1st payment made: (45% ordering/45% completion/10% on arrival)
We are getting the permits. Shooting for October for installation.
 2. We will be looking for volunteers after Labor Day to rip skirting and prepare for the old trailer to be removed. Bushes and lilac need to be moved. If anyone is interested in the bushes or lilac, please check in with the office. Sheds will be moved, and the shop area is getting cleaned up.
 3. Rental lots will be closed after Labor Day weekend. We had a question about the rental income, it is a small percentage of our budget, we will mostly offset that income with increased interest income.
- ii. Water Tank Replacement – Justin Evans/ Steve Tuttle
1. Setting up a meeting for an onsite meeting with the engineer. Once they have done a site visit, we have a better timeline, and it will help us prepare for budgeting. If there is a catastrophic event, there is emergency solutions for potable water for drinking water. But we are not expecting this.
- b. Technology/Website Updates - Heidi Roth
- i. Architectural Committee Website – It will need to be updated with Grant County’s recent changes.
- c. Security Webcams – David Hodge
- i. No report.
- d. Reserve Study Update – Ned Kautzman & David Hodge
- i. We have a preliminary report. We have some options; one is aim for fully funded or second is trying to keep us at a medium low risk (annual increases but tries to keep us above the need for a major special assessment). We have a tool to be able to easily update the figures based on assumptions of dues increases, interest, and inflation.
 1. Board will look and prepare for a discussion in July. We would like to have it ready before budgeting this fall for 2024.
- e. Front Setback – Architectural guideline
- i. Grant County Meeting – We found out few weeks ago that there is a change to permitting of park models. Grant Co made effective 8/2022.
 1. A few weeks ago, an owner was denied a permit for a deck because they didn’t have a park model permit. The Board/Arch Committee set up a meeting with the county to understand the changes. The meeting was productive. The county was very cooperative and willing to work with us. They have big concerns over fire safety with how close our units are. They proposed a draft agreement between the county and RRC based on a similar agreement with Crescent Bar. The AC will work with the County to refine the document and push for maximum flexibility from the county before submitting it to owners for approval. Grant County noted that the HOA has the authority to regulate exempt structures.
 2. The County noted that if a Park Model is considered an RV, then you legally can’t attach an “accessory structure” to a non-permitted structure. So, they are requiring that all park model trailers that are to be permanently located and expect to add accessory units (decks and Arizona rooms) must be permitted.
 3. We are negotiating to include 10 feet between structures as a requirement as an alternative minimum if units are located closer than 5 feet from the side property line. The County also has significant accommodations of existing structures, though the exact details of how that works need to be further discussed. For structures that were in place before 2000 (?) owners will be allowed to Remove/Replace in their existing locations.

4. The County further noted that non park model RV's, e.g. fifth wheel and travel trailers will no longer be allowed to be permanently hooked up or skirted. Owners may occupy those trailers no more than 6 months per year.
5. Grant County has a link to PMRV permits on their website. If you are considering replacing your trailer you should look at the Grant County website.
- ii. Front Setback – We will continue this discussion and want to make sure we have a solid understanding how the permit changes are affecting our owners and will impact this decision. The overarching feeling from the annual meeting was the community wants to maximize small lots while maintaining character of the park. The goal is preparing an amendment to the Governing Documents for the community to vote on by September.
 1. Survey - Next steps will be a survey to provide an opportunity for owners to provide feedback and rank options will go out next week and report back results during the July Board meeting.
- f. Legal Fees –
 - i. Propose the Gov. Docs Comm look into an amendment to make collection of legal fees more clear in the governing documents, as per the recommendation of our attorney.

10. New Business

- a. No additional comments.

11. Executive Session –*10:40 am Adjourn to Executive session to discuss employment compensation. Executive Session adjourned at 10:58 am.*

12. *Meeting Adjourned at 10:58 am with a motion from Justin Evans and second by Randy Hill. Unanimous Approval.*

Respectfully Submitted,

Heidi Roth, Secretary

Upcoming Meeting Dates | 7/15 - 9am, 8/12 - 9am, 9/16 - 9am, 10/21 - 10am
2024 Annual Meeting – May 26th 10 am in the Orchard

Remember to check www.rimrockcove.com for minutes, upcoming events, etc.