

- 2023 P&L vs 2023 budget as of 07/12/2023
- Accounts receivable and owners' late balances as of 07/12/2023
- Currently there is \$5,033.25 of cash in our general checking that is earmarked for 2024. This happens because 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 also a request for a new deck, we will need to send them for a permit.
 - ii. The county required an access permit on the roads for \$50. We will ask about the permit.
 - iii. #508 Update – Progress is good. Allowing extension of 2nd RV for living quarters during remodel.
 1. Owner reached out the L&I they don't have jurisdiction since the RV was not made in WA State. They say that the county building department has jurisdiction, but the county doesn't believe so.
- b. Entertainment – Stefanie Means/Andy Garness
 - i. 4th of July – The weekend was great fun. Taco truck was a great success. The drink truck had to cancel due to illness, we are hoping they can come on Labor Day.
 - ii. Labor Day – Light up the lake Friday, Saturday – kids carnival, Saturday – Dance – 80's Prom with a photo booth. Poker Walk Sunday. We may consider the taco truck for Sunday; we may try to bring in the churro/ice cream/drinks.
- c. Marine Projects/Marine Master Plan Committee – Justin Evans
 - i. Marine Projects –
 1. Curt Treadwell asked about the - Bulkhead and issues with the geese. It was noted that the bulkhead improvements are to be addressed by the marine consultant and there are very limited, and mostly unsuccessful options for discouraging geese on the beach.
 - ii. Marine Master Planning Committee – Working on getting an estimate for the Consultant in order to hopefully set aside some reserve funds for next year.
- d. Tree Committee – Toni Young
 - i. No report
- e. Nominations – Jim McKiernan
 - i. Please consider running for the board.
- f. Governing Documents Committee – Heidi Roth (Committee Co-Chairs – Bryan Roth/Jim McKiernan)
 - i. No report

9. Old Business

- a. Projects from the Reserve Study
 - i. Office Trailer Replacement – Stefanie Means / Jim McKiernan
 1. Getting bids for the installation of the new manufactured home.
 2. Timeline is Demo after Labor Day, hoping to be ready for placement in Oct. Phase 2 will be a common area; Ron & Stefanie are working on a plan and drawings with a covered structure and seating/parking.
 - ii. Water Tank Replacement – Justin Evans/ Steve Tuttle
 1. This is going to be a much bigger project than was forecast in the 2020 reserve Study. - from \$50k to \$300k and that may not be enough.
 - a. We are going to look at how a line of credit might benefit the park.

- b. Site we are looking at is above the current tank, good elevations. Next steps are engineers, survey, geotech engineer to dig holes. Next meeting with the engineer is in August, he takes about a week for drawings but needs survey/Geotech first. Then we can get DOH approval. Then we can go out to bid for site prep and tank installation.
- c. Current tank is 10,000 gal. would be a smaller footprint. The next size up is the same footprint for the next 4 sizes of a tank. We will prepare for the larger size.
- d. We may do site prep in the spring then tank replacement in the fall to avoid peak season in the park.

b. Technology/Website Updates - Heidi Roth

- i. No report.

c. Security Webcams – David Hodge

- i. No report.

d. Reserve Study Update – Ned Kautzman & David Hodge

- i. Reserve study – we have the latest study draft. Starting balance moved to \$362k and we have adjusted the return on our money annual percentage. They Reserve Plan calls for a \$25k seal coat for 2024. Although they can't move it to 2025, we can and almost certainly will, choose to do it in 2025 and we think we will still be good. We choose fully funded Reserve Fund strategy to reduce risk of a special assessment.

e. Front Setback – Architectural guideline

- i. Grant County Meeting – We sent the county a list of questions to try to clarify information on new permit process. We have sent the first new park model for a county park model permit, we will work with him to see how it goes.
- ii. Front Setback – Survey results and comments will be sent.
 - 1. Survey – Provided survey results, the board will follow up with an email of the results and the data for owner to look at. The top result was 5-foot setback. But we will continue discussions with 5ft and 1ft.
 - 2. Next Steps – Ask the document committee to work on the language for those two options. Send out drafts for the community to review.

10. New Business

- a. No additional comments.

11. Executive Session – *No executive session needed.*

12. *Meeting Adjourned at 10:20 am with a motion from Justin Evans and second by Randy Hill. Unanimous Approval.*

Respectfully Submitted,

Heidi Roth, Secretary

Upcoming Meeting Dates | 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.