

Rimrock Cove Annual Membership Meeting Minutes

May 27, 2023 at 10 am

Location: Rimrock Cove Orchard

Board Members in Attendance: David Hodge, Toni Young, Randy Hill, Colby Sokol, Heidi Roth, Stefanie Means, Justin Evans, Shannon Malisani

Board Members NOT in Attendance: None

Park Manager in Attendance: Bill Leonard / Jim Malone – Acting Manager

Guests in Attendance: 81 RRC Lot Owners signed in for the meeting.

1. David Hodge called the meeting to order at 10:04 am
 - a. He introduced the Board members. Then Colby Sokol introduced the Local Fire Chief
 - b. Guest Speaker: Local Fire Chief – Chief Chris Baker from Fire District #7 – 100% of district 7 are volunteers. Enjoys working with the volunteer department. Many challenges in the fire department, old equipment, stations are falling apart: department is underfunded.
 - i. Six weeks ago, we had a structure fire in the park. Fortunately, the person staying in the place knew what to do. There were a functioning fire extinguisher and smoke detectors. They were able to distinguish the fire quickly.
 1. Change batteries 2x per year – When you change your clocks*
*on RRC-time that is OPENING WEEKEND & WHEN YOU BLOW OUT at the end of the season.
 2. Clean bathroom ventilation fans
 3. Clean Furnaces
 4. Know where your fire extinguisher is.
 5. If you have a fire TURN OFF PROPANE TANK!
 - ii. Donations Collection: Fire boot, to collect funds for a new AED for the park. We need to raise \$1,600. Thank you for all who donated, we raised the funds needed. Thank you to Jeremy & Sarah Young for helping to organize the AED fundraiser.
2. NOTICE OF MEETING/BALLOTS SENT - Heidi reported that on 5/1/2023 ballots and notice of today's meetings were emailed/mailed to each lot owner.
3. David acknowledged that a quorum exists.
 - a. Welcomed guests and offered a few reflections from the last year. We are in the progress of updating our reserve study, we were given brief overview of the history as well as the direction we are headed. This year with the water pump problem we had we were reminded how important it is to have a healthy reserve fund.

David also thanked all the volunteers who have helped this year. David also recognized four individuals who have gone way above and beyond with their contributions to the park this year Jim & Marilyn Malone and Steve & Nanc Tuttle. David presented both couples with a plaque. Huge thanks to these four special people.
4. Ratify minutes of May 28, 2022 meeting: David asked if there were any additions or corrections to the minutes for the 2022 Annual Meeting. Hearing none, the owners voted to accept the minutes from 2022 as is.
 - a. *Motion to accept the minutes from 2022 as is and wave reading of the minutes. Motion by Vance Lelli, second Doug McKiernan. Voice vote by the membership, unanimous Approval.*
5. OWNERS COMMENTS: David invited owners to address the meeting. (5 min per member)
 - a. #718 - Jeff Angehrn - Jeff asked for update power/water/sewer system.

- i. Power - Randy responded that the board felt that after research that we are ok for now. We could potentially still have an issue if everyone was using full power at the same time, but we haven't met that yet. It isn't cost effective to make a change at this time.
- ii. Sewer System - we updated it a few years back with new piping. We feel we are still in good shape. We may have to clean the bottom if sediment gets too deep. GARBAGE DISPOSALS do not work well with our lagoon system. If you have a garbage disposal, PLEASE USE THEM AS LITTLE AS POSSIBLE. If you are ordering a new trailer, we recommend not getting one.
- iii. Also, Jeff noted that voting closing at 5 pm the previous day is difficult. We would like that to change.
 - 1. Heidi explained that there was an old amendment that was voted on in 2011 that requires that deadline. It was but was never filed with the county. We are following that guideline for now but would like to propose a bylaw change in the fall forward to make it better for all owners.

6. ELECTION OF DIRECTORS: Identify the board members who are retiring.

- a. Introduced nominees - Heidi Roth, Jim McKiernan, and Susan Armstrong, were all introduced. Andy Garness was unable to attend the meeting.
- b. Final ballots were then collected and the ballot counting process began concurrent to the meeting. Thank you to Jonna Dickison & Christine Baerwaldt for counting ballots. Results will be reported at the end of the meeting.

7. Appointment of the 2024 Nominations Committee – Jim McKiernan will chair the nominations committee.

8. VICE PRESIDENT’S REPORT: Toni Young – So happy to have Bill back working part time. Thanked Jim Malone for all of his hard work this year and stepping up when we are really in need.

9. TREASURER REPORT: Shannon Malisani

a. Bookkeeper Report: Balances as of 05/24/2023: Total all accounts **\$658,272.99.**

i. Summary of QuickBooks balances as of 05/24/2023:

General Checking	\$ 92,981.03
Reserve Accounts	\$ 547,988.15
Operations Contingency Fund	\$ 17,303.81
Total all accounts	\$ 658,272.99

Reports and notes provided to the board.

- 2023 P&L vs 2023 budget as of 05/24/2023
 - Accounts receivable and owners’ late balances as of 05/24/2023
 - Currently there is \$4,568.25 of cash in our general checking that is earmarked for 2024. This happens because owners are ahead, we don’t have an invoice to tie the dues to yet.
- b. Huge thank you to Ned Kautzman for being such a great bookkeeper and keeping our accounts on track.
 - c. Reminder on dues increase this year, monthly dues are \$150 per month for 2023. To maintain a balanced budget, we will likely have annual dues increases.
 - d. Increase in propane price to cover the carbon tax.
 - e. Our reserves have been invested and we are now making good money in interest income. In years past we budgeted for \$50 for interest income. We have already made about \$2000 in interest this year, and we are expecting it to be about \$15,000 in interest by the end of the year.

10. MANAGER’S REPORT: Jim Malone

- a. Jim is happy to see Bill back. Update on the park/trees, thank you to Karen for all of your hard work. Jim is thankful to everyone for helping out.
 - i. Big applause and thank you for Jim Malone.
 - b. Reminders: No cement or construction materials in the DUMPSTERS, anything needs to be cut down to 4ft. The driver that does the garbage runs is grumpy if anyone is in his area, so keep please away from the dumpsters Monday mornings between 8-9am.
 - c. Boats need new stickers this year, please stop by the office.
 - d. Please remember to register your guests.
11. IN MEMORIAM: David noted that Memorial Day had also come to be a day in which we remember others who have passed away. We asked all veterans to stand to thank for their service.
- a. Owners who have passed over the last year Gene Rammage (337) and Sam Smith (125). They will both be missed in the park. Moment of silence in remembrance of those who paid the ultimate sacrifice as well as friends and family we have lost.
12. COMMITTEE REPORTS
- a. ARCHITECTURAL COMMITTEE: Randy Hill/Stefanie Means
 - i. Electrical Pedestal Compliance – 56 letters were sent, all of them are now in compliance behind their 50-amp breakers. Thank you for your cooperation.
 - ii. Architectural Projects – Please involve us early with your project. We have had some issues with trailers expected in a few weeks. We could avoid some complications if we are included early in the project.
 - iii. Concrete/work is the owner’s responsibility. Yesterday, we caught one a concrete pour that was 4-5 in. over the property line. It is the owner’s responsibly to make sure any and all work done on your property is completed properly. The owners should physically check-in on the work being done on their lots.
 - iv. Please try to locate your property markers before starting a project.
 - b. ENTERTAINMENT: Stefanie Means & Shannon Malisani
 - i. Upcoming Events:
 - 1. 4th of July weekend: bike and golf cart parade followed by water fight, poker walk, taco truck, duck for a buck.
 - 2. Labor Day weekend: light up the lake, kids’ carnival (thanks to Lauren McKiernan for organizing), dance – **80’s prom theme**, get your awesome prom attire ready!
 - ii. Volunteers Needed
 - 1. We are looking for volunteers to join the Entertainment Committee or help with events, ideas for new events (or bringing back old events) are welcome!
 - c. MARINE MASTER PLAN COMMITTEE: Justin Evans – Expanded the golf cart parking at the beach, thank you to Randy Hill, Bill & Jim.
 - i. David Maehren & Gary Dressler – Thanked Committee members– Gary Dressler, Jim Vey, Eric Petzold, Jeff Angehrn, Bob Visse and Justin Evans.
 - 1. Purpose for pursuing a comprehensive marine plan.
 - a. Many of the projects are interconnected. A one at a time approach is inefficient and misses opportunities.
 - b. Costs can be reduced and quality improved if we complete projects in coordinated way.
 - c. A single permit application for multiple projects saves money and time.
 - 2. We thank all of you for input. Your response to the survey was very helpful. The Scope of Work / RFP developed by the Marine Committee is built around your response to the 2022 survey.

Your top items included in our scope of work are:

- Improving the swim beach shoreline interface.
- Improving the beach lawn area, assuring proper conditions to promote and maintain grass viability.
- Installation of a new floating boat launch dock
- Installing a new wider boat launch ramp and new ramp surface.
- Repairing the eroded boat launch breakwater.
- Restoring and stabilizing the eroded boat basin shoreline and finger pier.
- Improve the existing electrical system for the Marina area.
- Dredging the boat basin and boat launch areas.

Secondary project goals include:

- Marina walkway.
- Upgrade existing boat docks.
- Adding additional dock spaces.

3. The key step for the project is the hiring of a consultant. This is necessary because we do not have the experience or expertise to develop a comprehensive plan on our own. The consultant has done this type of work before and will be able to provide viable project options, timelines, and associated cost estimates as well as meeting all shoreline permitting requirements. This step, with your approval, will be a 2024 reserves budget expense.
4. Once the consultant draft report and recommendations are received the RRC Community will be asked to provide additional input.
5. The RRC Board will utilize the finalized Consultant Plan and member input to prioritize and sequence future marine area projects.

d. TREE COMMITTEE: Colby Sokol – Karen McKiernan

- i. The last 5 years: 61 trees have been planted. 7 trees were lost, 5 of them where from 2019 planting and on the beach, only 2 from recent year plantings - VERY MINIMAL LOSS, considering the harsh conditions of Summer/Winter. Approx. Tree Investment \$21,255 does not include the removal cost. Lower Poplar Tree Line is $\frac{3}{4}$ of the way replaced. Beach Tree Replacement has begun. Taking good care of established trees, drip lines and fertilizing
- ii. Future: Spring of 2024 we will finish lower Poplar Tree Line, and tree removal of dangerous Trees (Orchard), and misc. Owner request, couple on the beach while we wait for shade to develop.
- iii. Spring of 2025 begin upper Poplar Tree Line Removal and Replacement

e. GOVERNING DOCUMENTS COMMITTEE: Heidi Roth - Co Chairs - Bryan Roth, Jim McKiernan

- i. Thank you to the committee - Bryan Roth, Jim McKiernan, Jeff Angehrn, & Nanc Tuttle.
- ii. In the process of working with the outside counsel to evaluate potential changes in our governing documents. Updates will be provided going forward.

13. OLD BUSINESS:

a. Reserves Projects Updates

i. Water Tank– Justin Evans –

1. We signed an engineering contract with Western Pacific Engineers on 5/8.
2. Project is in queue; 2-6 months was eta on engineering drawings/scope according to prior conversations. Initial meeting TBD. Our hope is to have at least tank size and site prep requirements completed prior to fall budget meeting. This will allow a more accurate project cost. Firms suggested two different types of tanks, concrete above ground, or steel tank. With a new tank, annual cleanings/inspections. Water pressure should improve with an elevated tank. It will be most likely placed in the same location.

- ii. Office Trailer – Stefanie Means
 - 1. Committee has made a lot of progress in the last few months (thanks to Jim McKiernan for stepping up to help move this along), we have a great plan in place. The new trailer will be ordered ASAP if the budget vote passes, and the project will be completed this fall. As outlined in the voting packet, the new office/ manager's residence a 1600 square foot manufactured home that includes 2 bedrooms and 2 bathrooms for the Park Manager's private residence, as well as a separate RRC meeting room, bathroom, and office. Phase II will include a community plaza space in front of the office, with a covered area and plenty of golf cart parking. (Plans and finishes will be presented and available for owners to review)
 - 2. Presentation board will be available for viewing in the office.
- b. Website/Technology – Heidi Roth -
 - i. Architectural Webpage – Working on the upload form then it will be launched.
 - ii. Guest Self-Registration – We launched a self-registration QR code. Please remember to have your guest register.
 - iii. Electronic Voting – has had a successful launch. We have about 70% of the park registered for online voting. It is saving us a considerable amount of money and effort.

14. NEW BUSINESS:

- a. Guests Speaker - Grant County Fire Chief– the fire chief opened our meeting. See opening remarks.
- b. Setbacks Discussion - Ron Gopal
 - i. *History* - Spent two years negotiating to get the county to agree to a 10 ft from their 20 ft. 2018 agreement. Their concern was safety issues, site lines. The fire marshal was clear that they expected the 10ft setback for all structures including non-permitted.
 - ii. *Current* - Recently an owner asked the county about the setback for sheds and was told that because sheds don't require a permit, so the county does not have jurisdiction.
 - 1. A temporary moratorium is currently in place holding the front setback to 10 feet.
 - 2. In the end it is now up to the owners. We would like to find a way to continue the dialog before voting on a proposed amendment.
 - iii. *Summary of Owner Comments* –
 - 1. There was a lively discussion with lots of comments from owners. Some argued in favor of eliminating the 10-foot setback, some argued for maintaining the status quo of the ten-foot setback, while many others sought to balance more flexibility with safety, parking, and aesthetic concerns.
 - 2. David thanked those who commented and noted that the Board will be creating more opportunities for discussion before proposing an amendment.

15. VOTE RESULTS: David Hodge reported the voting results.

- a. Elected Directors: Heidi Roth, Jim McKiernan, Andy Garness - Thank you to all who volunteered to run for the board.
- b. Budget Amendment: Budget amendment passed with 79% support (Yes - 91 / No – 23)

16. CLOSING REMARKS: Before adjourning David asked if there were any final comments.

17. ADJOURN: At 11:51am there was a motion and unanimously approved to adjourn the meeting. Motion by Colby Sokol, Second Carol Green.

Respectfully submitted,
Heidi Roth