

**Rainbow Ridge Estates Annual Meeting Minutes**  
**Saturday, September 28, 2024**  
**Jade Lane Park**

**Call to Order-** Alan Ahlgrim 3:12 p.m.

**Introduction of Board Members:** Alan Ahlgrim, Terry Merritt, Peggy Richard, Julie Orbanosky, Daniel Biran

**Introduction of ACC (Architectural Compliance Committee):** Daniel Biran, Chad Lewkowski, Tim Laughlin

**Treasurer's Report:** Julie Orbanosky

- Copies of 2025 budget distribution
- Annual dues for 2025 will remain \$375.00/year
- Reserve amount \$39,676
- Alan explains he wanted to raise annual dues as there may be a need for unbudgeted expenses such as removal of large tree in pocket park and maintenance of Moonstone Dr.
- Susan Long asks about water costs/discounted rate for water from Dale Bruns and plan for future water costs

**Ratification of 2025 Budget:** Alan Ahlgrim

- Mike Allison proposes motion to vote for ratification of 2025 budget
- Susan Long seconds the motion
- Motion carries

**Park & Grounds Report:** Chad Lewkowski (with Alan, Daniel, Tim)

- Chad explains what has changed this past year with his full-time job requiring travel and that due to this Daniel Biran will be heading the grounds position going forward.
- Crews will be mapping the big tree in pocket park once leaves fall (this is being done for the 3rd time since Chad has been here)
- Yards in general (excepting outliers) have been well kept with mowing, weeding, landscaping, etc.
- Chad explains that the updating of ACC framework and Design Guidelines including xeriscaping policy within bylaws has not moved forward and needs to via framework committee including but not limited to ACC members-
- Ann Sparks asks what needs permission before proceeding
  1. Anything exterior change above 24 inches from ground (paint colors)

2. Xeriscaping plans need to be submitted
  3. Structures such as playhouse, shed, swing sets, etc. (ctd. pg.2)
  4. Fencing (basically anything potentially affecting views)
- Alan commentary on general neighborliness and communication is key.
  - Alan mentions maintenance with thistles, bindweed, crabgrass and applying pre-emergent next spring; says he, Tim, Chad discussed changing/updating the guidelines concerning the strip between sidewalk and street mainly citing concern about visibility for children, avoiding tall grasses or “ankle biters” by curb.
  - Laura Rush asks about Japanese beetles and Gavin Winter explains a bit about beetle life cycle and how catching as grubs is key and anti-grub med should be applied early spring, late fall,
  - Julie O. mentions avoidance of Round-Up and offers easy and effective weed-killer recipe: gallon vinegar, cup of salt and 1 T Dawn dishwashing soap in a spray bottle. Apply to weeds outside of grass areas only (will kill what it is sprayed on).

**Introduction and welcome of new neighbors:** Ashish & Sheetal Singhal and Ann & Greg Sparks

**Vote to affirm officer for one-year terms:** Alan, Terry, Peggy, Julie, and Daniel

- Linda Ahlgrim comments on term limit needed for Alan. ;)
- Susan Long motions
- Chad Lewkowski seconds motion
- Ratification of board members carried

**Open Forum**

- Peggy Richard-gauge interest in community garage sale with RR and Creekside early June 2025 projected date
- Procedure for streetlight bulb replacement includes an online service request form that has worked for some residents. Be persistent.
- Holiday lights should be removed at latest 30 days after the holiday

**Adjournment** 3:48 p.m.