

RUSTLEWOOD HOMEOWNERS ASSOCIATION

111 E. RUSTLE WAY
GRAPEVIEW, WASHINGTON 98546

BOARD MEETING MINUTES MARCH 1ST, 2014

Meeting called to order by President, Bill Walker at 10:08 AM
Board Members in attendance: Bill Walker, President; Michael Bigelow, Vice President;
Bill Slining, member; Doyle Owens, member; Randy Wood, member

Rod Tull, Treasurer and Richard Pope, Secretary
Also present: Susan Duncan, Sunshine Person; Bill and Betty Fisher; Bill Dils; Jennifer Owens

Minutes of the last meeting read and approved by Board members

Treasurer Report: Treasurer, Rod Tull reported the balances in both the checking and savings account and that the Association was in a solvent position. There are still 23 Association members delinquent with their annual dues. Tull asked for permission to go ahead with letters with intent to lien property to those members over \$400.00 past due. It was agreed by all Board members to proceed with that action. Tull also reported that the two property owners where letters of intent to foreclose were sent have made arrangements to pay monthly until entire amount including attorney fees were collected.

OLD BUSINESS:

1. The tree issue between Walker and Siemer is on track with meetings between the two owners planned in the next 2 to 3 months.
2. Michael Bigelow discussed the tree issue at the Sanford-Wescott house at 150 E Huckleberry Dr. and asked if the Association would send a letter of 1st warning and state at the 3rd warning a fine will be levied. After some discussion pertaining to all the situations and conditions regarding this property, the Board decided that a letter is to be written to both Sanford and Wescott discussing all the issues including the tree problem plus enclosing a copy of the Incident Reports and arrests and the PUD lien. The letter should require a response within 30 days.

NEW BUSINESS:

1. PUD Audit Report was given by Rod Tull. Charlene from Mason County PUD spent over an hour auditing the energy issues regarding the Cabana. The biggest single user of electrical power was the electric heating unit that hangs from the ceiling. It is not only quite noisy but very inefficient in the use of power. Her suggestion is to replace that unit with a Ductless system that would not only be much quieter but pay for itself in two to three years. It also would be able to provide air conditioning if needed. There also are some rebate possibilities as well.

The other item is the oversized and old hot water heater. The amount of hot water used during Cabana occupancy is minimal and a much smaller system can be much more efficient and cut power usage substantially. While looking at the hot water heater that is in the women's restroom, it was also noticed that there are open vents to the outside up on the exterior walls as well as electric heaters in the ceilings trying to keep up with the heat loss via the vents. Her suggestion is to lower the ceilings, keep the vents in for attic venting, insulate the ceilings and relocate the heaters.

Many of her suggestions such as caulking the seams in the ceiling and around the walls and windows, closing off the chimney (and possibly the fireplace) as there is a lot of heat loss there and changing some of the lighting to more efficient types, can be done by donated time of the Association Members. It was also suggested that we put new screens in the windows so they can be opened in the summers without critter invasions.

The Board has given Rod Tull and Richard Pope permission to seek out bids for the items that members would not be doing themselves.

2. Next Rustlewood Annual Meeting date is June 1st, 2014 at 1:00 PM. Board members up for re-election are Doyle Owens and Mike Bigelow. Proposed topics for Annual Meeting are to invite Patty Graeber, Fire Chief to discuss issues surrounding our Fire District. Other possible guest speaker would be a representative from Hood Canal Communication to update us all on the fiber-optics piggy-backing on the PUD updating in our neighborhood.
3. Bill Waller discussed getting volunteers from Rustlewood together to do some beautification of the area in front of our fire station including installing the reader-board permanently among some easy care plantings.
4. Michael Bigelow has been working with the Patty Graeber regarding the Krabbenhof Fire Station and worked up a survey that was sent along with the recent News Letter. It is apparent that the majority of our residents would favor updating the Krabbenhof station. The results of the survey are available to any who ask and are part of these minutes. We thank Michael for all of his work and keeping us informed.
5. Betty Fisher asked if there is any new activity regarding the conversations to combine the sewer systems in our area. She encouraged all of us to stay alert and attend meetings when possible as this is a very important issue.

6. Richard Pope mentioned that the Rustlewood.org web site is active and is being worked on and added to as information is available. Regarding the issue above in item 5, we are going to try and post meeting times of the commissions and groups that affect us here at Rustlewood on the site. The recent News Letter is available as well as the By-Laws and CC & R's. If anyone needs to contact the Board or other members, they can use the web site to so. Another things is collecting email addresses from our members so we can automatically send items as they are available and timely.

MEETING ADJOURNED AT 11:11 AM by Board President, Bill Walker.

ATTACHMENT TO BOFD MARCH 18th 2014

Rustlewood Community and Mason County Fire District 3 Issues

Rustlewood community represents approximately 25% of the residences included in Mason County Fire District 3 (MCFD 3). During the last 4 months of 2013, the Mason County Fire District 3 commissioners asked for issues that were of concern to residents in the long, skinny 11 square miles area. Four categories of issues were identified: Staffing/Building; Budget/Revenue; Planning; Training.

The Rustlewood Homeowners Association Board of Directors (RHABoD) would like to hear from our residents regarding MCFD 3 issues in order to provide input to MCFD 3 commissioners.

RHABoD asks that you respond by filling out the attached survey and mail the survey back to RHABoD at 111 E. Rustle Way, Grapeview, WA 98546 - or drop the survey off at the survey drop box provided near the Rustlewood community entrance sign on Krabbenhoft.

Add any issues to the survey that are of special interest to you.

Thank you,
Michael Bigelow
Rustlewood Homeowners Association, Vice-President

ATTACHMENT TO BoFD, MARCH 1st 2014

2013-2014 RUSTLEWOOD SURVEY of ISSUES associated with MASON COUNTY FIRE DISTRICT 3

ISSUE	Low Priority	Medium Priority	High Priority	Reason
Update the 3-1 (Grapeview proper) fire station's work area wiring, layout, heating/air conditioning, web access				
Create sleeping quarters at the 3-2 (Krabbenhoft) fire station for EMS/fireman staffing				
Provide for a MCFD 3 reserve fund				
Maintain/ replace appropriate firefighting/ EMS equipment				
Create sleeping quarters at the 3-1 (Grapeview proper) fire station for EMS/fireman staffing				
Create and implement a plan to improve the insurance rating from the current 8 to a new 6 rating				
Negotiate a new Advanced Life Services (ALS) contract with other Mason County resources				
Recognize the importance of wildland firefighting				
Provide community education programs				
Policy and Procedures Manual for commissioners				
Appreciate, respect, and recognize the personnel within MCFD 3				
Create and implement a plan for 24/7 manned coverage				
Maintain up to date web page				
Create a separate bunker storage room at fire stations 3-1 and 3-2				
Contact Joint Base Lewis-McCord for training on down aircraft rescue and procedures				
Train the firefighters and EMS personnel to the highest level obtainable				

Add your issue in the empty box