

# **RUSTLEWOOD HOMEOWNERS ASSOCIATION**

111 E. RUSTLE WAY  
GRAPEVIEW, WASHINGTON 98546  
rustlewoodhomeownersassn.com

ANNUAL MEETING MINUTES  
JUNE 4, 2023

Board members present: Vicki Moore, President; Albert Portner, Vice President; Dan Vimig, Director; Sydni Neves, Director, James Layman, Director

Treasurer: Rod Tull; Secretary: Dick Pope

Meeting called to order at 1:13 PM by President, Vicki Moore.

The annual meeting was postponed because there wasn't a quorum of homeowners/proxies available to continue the meeting per guidelines of our BYLAWS. "If at any such Annual or Special meeting less than twenty-five (25) percent of members entitled to vote are present in person or by proxy, the meeting shall be adjourned to a day certain by vote of the majority of those present or in person or by proxy, and notice, as above provided, shall be given to the members, of the time and place of holding such adjourned meeting."

A brief discussion was held as to when to hold the next annual meeting and with consent from the majority present the date of July 9, 2023 at 1PM was agreed upon. A newsletter explaining the new date along with proxy cards will be mailed to homeowners.

The meeting was adjourned by President Vicki Moore at 1:30PM.

Richard Pope, Secretary

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## ANNUAL MEETING MINUTES

July 9, 2023

Board members present: Vicki Moore, President; Dan Virnig, Director; James Layman, Director

Treasurer: Rod Tull; Secretary: Dick Pope

Meeting called to order at 1:10 PM by President, Vicki Moore.

The Annual meeting was officially called to order after the Treasurer, Rod Tull announced we had a quorum of members present/proxies.

The Board Secretary, Richard Pope read the annual meeting minutes from the June 5, 2022 meeting. Minutes were approved by the board as read.

### **Water Update:**

Vicki Moore introduced our guest speaker Richard Dickenson from the Mason County Public Works. The homeowners present expressed their concerns as to the quality of the water in Rustlewood. Mr. Dickenson assured those present that the water quality is good and meets all the state requirements for safe and drinkable water. There was concerns as to the discolored water that some are experiencing on a regular basis. The discolored water other than appearance is not harmful but Mr. Dickenson encouraged homeowners to contact him or the Public Works if it is an ongoing problem. He assured homeowners that he takes all complaints and concerns seriously and appreciates knowing when there is a problem because they cannot address concerns that they do not know about. He also emphasized that the Homeowners Association Board has no control over the water system and all complaints should come to him or his office. There was discussion also about the new meters that have been installed. This issued was addressed fully with Mr. Dickenson and also with Randy Netherland, our county commissioner who was present at this meeting. The issue is a complicated one but the installation of meters is dictated by the state. Water has become an issue not only in our state but throughout the country. Richard Dickenson and Randy Netherland both stated that our system and rates are not a money making effort. The opposite is actually true. Our system is operated at a loss every year and upgrades to our system which the Public works has been working on is being paid/subsidized by grants from the state. The need for the meters is in part to help manage and understand the usage level that is being used but will also help pinpoint when there is a problem or a leak in the system. Assurance was given by Mr. Dickenson and Mr. Netherland that there will be a chance for another discussion/questions before meters are used for billing.

There was some discussion and concern about our wells and aquifer and whether they can maintain our rate of usage. We were given assurance that our aquifer is stable and that is

more of an Eastern Washington problem but we all need to be mindful that water is a vital resource and shouldn't be wasted or taken for granted. We thanked Mr. Dickenson and Mr. Netherland for their time and effort in addressing our concerns. They both emphasized that further concerns or questions can and should be addressed to them. The contact numbers are listed:

Richard Dickenson, Public Works	360-427-9670
Randy Netherland, Commissioner	360-490-7389

### **Rustlewood Days:**

Angie Neal, who has volunteered to organize our first Rustlewood Days event handed out flyers and asked for help. She has been having planning meetings on a monthly basis and has invited anyone interested in helping to attend. She gave a brief outline of some of the events planned. There was a question about safety and possibly the need for low level protection. She had submitted a budget for the event and that was approved by the Board.

### **Community Fire Safety:**

Fire season has started and the need to be more vigilant and proactive in the prevention of fires was addressed by Vicki Moore. The need to maintain our yards was emphasized and how lawns and lots not being maintained can put you and your neighbors in danger. The issue of Scotch Broom was brought up and the need to eradicate this invasive weed. It was mentioned that cutting down will not get rid of the problem. They need to be pulled out by the roots. You can get a weed puller from Mason County to help with the problem.

### **Call for Volunteers:**

1. Boat Ramp cleanup
2. Neighbors needing help
3. Rustlewood Days

These are a few of the recent needs for help. It was mentioned that all too often people are quick to criticize but are not willing to help solve the problem. There are ample opportunities to help so if you see a problem try to be part of the solution. It was suggested that maybe some of our teens may need extra credit and a good way of earning those may be through public service. That service could be right in our own neighborhood.

### **Treasurer Report:**

Rod Tull gave his annual report that the financial situation for Rustlewood is strong. He did emphasize that we have at least 50% of homeowners who have not paid their dues for this year. He pointed out that he is surprised how many wait until they are late to pay their dues which adds another \$25. The financial statement will be posted on the website along with the annual meeting minutes. No one had any questions for the treasurer.

**Questions and Concerns:**

There were a couple of concerns from the members present:

How do we keep people from speeding in our neighborhood? The posted speed is 25 MPH but many people do not abide by what is posted. There were several suggestions made of which some have been tried and some were found to be not options for us. The board is committed to try and solve the problem but more thought and research needs to be done. The concern is real and the lives of those walking in our neighborhoods and children playing are at risk until a solution is found.

The issue of Air B&B's was brought up from a homeowner who has concerns about the number of people it brings in our community who have no connection to Rustlewood and have no concern about our rules and the infringement of property boundaries. The need for more discussion and a clarification of this issue with our association lawyer is needed.

**Election of new Officers:**

This year we had two board positions available. The term for James Laymen and Sydni Neves had expired. The board asked for nominations. James and Sydni both said they would be willing to serve again if elected and since there was no other nominations it was requested that a show of hands would be sufficient to determine whether James and Sydni would fill the empty boards positions. The motion to do so was passed and there was no opposition to the election of James and Sydni to the board. Thank you James and Sydni for your willingness to serve.

Meeting was adjourned @ 2:40 PM

Minutes submitted by  
Richard Pope, Secretary

Treasurer Report 5/31/22 thru 5/31/23

Checking Balance 5/31/22	\$39,206.33
Dues & Late Fees Collected	\$16,650.00
Expenses	{\$10,825.54}
Checking Balance 5/31/23	\$45,030.79
Savings Balance 5/31/23	\$ 8,287.14

Expense Items:

PUD	4105.95	
Water	888.55	
Garbage	195.74	
Lawn Main.	650.00	
Cabana Main.	825.00	
Insurance	1240.00	
Treasurer	1200.00	
Misc.	1720.30	{Postage, Office Supplies, Software Update, Newsletter printing, Taxman, Website, New Lock & keys}
Total Exp	10825.54	