



Rainbow Lakes Maintenance Corporation

April 2026
RLMC BOARD MEETING
04/08/2026

Minutes

Meeting called to order: Bob called the meeting to order at 6:59 pm

Board Members Absent: Chuck Zemla and Ed Settingington

Invited Visitors: None

1. **February 2026 Minutes:** Fred motioned to approve the February 2026 minutes as presented. Mitch supported. All approved.
2. **April 2026 Treasures Report:** Theron motioned to accept the April Treasures report as presented. Duane supported. All approved.
3. **April 2026 Agenda:** Greg motioned to accept April 2026 agenda as presented. Lisa supported. All approved.

New Business

1. **Formally Introduce New Office Manager:** Bob introduced new Office Manager – Amanda Rahme.
 - a. The board welcomes Amanda Rahme effective March 1, 2026. In accordance with Board governance practices, Greg motioned to formally approve Amanda Rahme as a new office manager with access to all financial items. The access includes all financial items, including bank accounts, checkbook, credit card, and other necessary financial instruments for RLMC business operations. This access is essential for the seamless transition of duties and effective management of financial transactions. Mitch supported. All approved.
2. **Fourth of July Band Funding:** Theron recommends deferring funding the band for this year. Board agreed with this recommendation.
3. **Letter to Members (updated based on recommendations from our lawyer):** Bob shared the letter regarding annual member dues to the community. There was no discussion from the board, board members agreed with the letter and the letter will be mailed out after the meeting.
4. **Updated By-Law Amendment Language:**
 - a. A change to the RLMC By-Laws (Article X, Section 3) was voted upon and passed during the May 2025 RLMC board meeting. The is change was reviewed by the RLMC attorney and athe following recommended language was brought to the board for approval: The updated change is noted below in red capital letters, replacing the sentence which has a strikethrough. Is slated to be Effective June 1, 2026.

~~**Remove:** Maintenance fees, dues and special assessments which are
not paid when due shall bear interest at the rate of ten (10%) percent per annum
compounded annually until paid in full.~~

Add: MAINTENANCE FEES, DUES AND SPECIAL

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Chuck Zemla: Director

Duane Trefil : Vice President
Mitch Munger : Director
Fred Gibbs: Director

Lisa Minns - Secretary
Theron Shinew: Director
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ASSESSMENTS WHICH ARE NOT PAID WHEN DUE SHALL BARE A LATE FEE/PROCESSING CHARGE OF \$25 AND SAID LATE FEE WILL BE APPLIED MONTHLY UNTIL ACCOUNT IS PAID IN

By a show of hands, all board members and all community members approved this updated language in the bylaws. There was one abstain: Bob Baxter. Updated language approved.

Unfinished Business:

1. Maintenance (Spring 2026 Update):

Theron reported that well readings are slightly elevated due to recent heavy rainfall. Several areas around the lake have experienced washouts and will require repair. Gravel and sand will need to be brought in to address these areas.

The Board discussed both immediate repairs and ongoing preventative maintenance needs across multiple beach locations. Estimated costs include:

- SandPoint Beach: \$752.18 for gravel and \$150 for a drain guard
- Otter Creek: \$752.18 for gravel
- Several beach locations needing sand
- Beach repairs and maintenance across sites bring the total estimated cost to approximately \$3,150. Greg motioned for the use of \$3,150.00 for needed repairs. Duane supported. All approved.

RLMC is currently seeking a part-time mowing assistant, and Theron has identified a potential candidate. Other minor spring repairs are underway, and progress continues on the burn pile project. There was also discussion regarding the potential purchase of a smaller mower/tractor. The Board agreed that this is not the right year for that investment and will revisit the topic next year. See Maintenance Update for additional details.

2. **Office Manager:** Amanda will start updates at the next meeting.
3. **Security Update:** Bill Hester – boat storage removal is May 9th
4. **Water Quality:** No update
5. **Fish Committee Update:** Chris presented a quote of \$193.53 for blocks and wire to support the fish structure. The Board agreed to proceed; no formal vote was required. Funding for fish stocking has been requested for the FY27 budget and will be prioritized in this year's planning. Approximately 10 yards of gravel are needed at the Little Rainbow boat launch. Bob and Theron will assess the area and determine the scope of repairs

Public/Member Comments (Please state full name for minutes)

- **Mary:** Requested clearer communication regarding boat storage instructions, including a Facebook post. Shared a request from Howard Barton for a ramp and dock at Little Rainbow and recommended

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simplifying the project request process. Also noted that last year's survey indicated 53% of property owners support dues for multiple lots and asked the Board to reconsider.

- **Bob McFarland:** Asked whether outdoor storage items could be relocated to allow for easier navigation and cleanup. Offered to assist with cleanup efforts.
- **Kim Theron:** Reported continued need to find the missing boat floats.

Board Closing Comments - none

Meeting Adjourned: Bob motioned to adjourn at 8:13 pm. Meeting adjourned.

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