

MINUTES (Draft)
QWHA Quarterly Board Meeting
December 12, 2022

A hybrid meeting at the home of Nan & Greg Scott
480 Combs Circle and via Zoom

Attendance: In person, Nan Scott, Pierre Morin, Joan Cavin, Sherry and Loren Dickinson and Jim Welch.

Via Zoom - Matthew DeVecchio

Note: Change in officers. Chareane Wimbly-Gouveia resigned from the Board on December 11th. Sherry Dickinson has agreed to fill the position.

REPORTS:

MINUTES from 9/11/22 Board Meeting. Accepted as presented.

TREASURER'S REPORT: Nan Scott

Nan presented the Financial Report as of the end of November 2022. A copy is available on the QWHA web site.

Of note:

- Quarterly Assessments: Two member have paid ahead, two members are behind by one quarter and one member is behind by more than 3 quarters. According to Board policy, a lien has been placed on that property.
- Pool operations have exceeded the annual budget by 30%. We have reached a critical point in funding pool operations and must devise a fair system of assessments if we are to continue the pool operation. Reserve expenses for the pool have exceeded the budget by 181%.
- Office supplies are 85% above budget mainly because of directory printing and mailing.
- All other expense line items are within bounds, allowing total expenses to be only 43% of budget.

The Board voted to accept the Treasurer's Report.

DESIGN REVIEW COMMITTEE REPORT: Loren Dickinson

Two houses on Combs Circle are moving along in accordance with DRC approval. A 3rd project, at the NE corner of Combs Circle and Yachats River Road, is located on a difficult site. DRC his expecting a project proposal within the month.

In the limited Commons Areas, all is well. No tree damage. Work crews would be helpful. Pierre and Kara have been working regularly to

remove ivy from the north side of Lori Lane. Rebecca continues to pull invasives from the riparian areas along the river.

RIPARIAN RESTORATION REPORT: Jim Welch

Jim reported that he had met with professionals from both the Midcoast Watershed Council and the Soil Conservation of Lincoln County with regards to the riparian zone in Quiet Water. The report was written in dialog form and will be made available on the QWHA web site.

SAFETY REPORT:

Discussion was held about safety issues in Quiet Water. If non members are on the property, if outdoor lights are left on, and how to communicate with other homeowners.

NEW BUSINESS:

SCHEDULE MAINTENANCE FOR LCAIII CARPORT:

There are shingle tiles missing and roof needs replacing on the carport in LCA III. Nan agreed to look for bids.

Also a discussion was had regarding the allocation of carport space. It was suggested that By Law changes will be necessary.

DISCUSSION ITEMS FROM HOMEOWNER KATY ELLIOT:

- House paint colors - Katy would like the Board and/or membership to discuss other options for paint colors for QWHA homes. It was agreed that this is a question that would have to be presented to the membership at an annual meeting
- Gathering space - Katy suggested the development of a permanent gathering space in the common area to the south of her home. Unresolved. Other ways of gathering were discussed.
- Trash collection location on Jennifer Drive - Katy asked if a trash collection site could be located on Jennifer Drive. The Board agreed that the 3 current trash sites were enough to accommodate the needs of Quiet Water.

CONSTRUCTION EQUIPMENT ON COMBS CIRCLE:

At times this autumn a number of large construction vehicles have been parked on Combs Circle at the locations of the new building sites. This has created a hazard for drivers and/or potentially for emergency vehicles. The Board agreed that this should not be permitted.

OLD BUSINESS:

TRANSACTIONAL REVIEW OF QW ACCOUNTING:

A volunteer is needed to assume this job. Pierre agreed to ask Rebecca Owen.

DUE DATES FOR QUARTERLY ASSESSMENTS:

Assessment payments are due on the 20th of the last month of the quarter.

COMMUNICATIONS:

Ripples Snippets is a brief version of the QWHA Ripples newsletter. Located on the QWHA web site, Snippets will be a brief letter to keep Homeowners up to date on important current events in our association.

WORK PARTIES:

Spring will be a good time to once again organize work parties to address such invasive as ivy, blackberries, morning glory ...

COMMUNITY BUILDING:

All are encouraged to think of ways to gather together like we enjoyed on the 4th of July. In the meantime, take a walk and greet your neighbors.

NEXT MEETING:

March 12th, 2023 - 2:00PM - Scott's home and via Zoom
The Board will begin work on the 23-24 Budget and Board member recruitment.

AJOURNED at 3:53 PM