

MINUTES (Draft)
QWHA Quarterly Board Meeting
March 12,2023
A hybrid meeting at the home of Joan Cavin
228 Jennifer Drive and via Zoom

Called to order at 2:03 pm.

Attendance: In person, Nan Scott, Pierre Morin, Joan Cavin, Sherry and Loren Dickinson. Via Zoom, Anne and John Clithero, Matt DeVecchio, John Pravel, Ginny Hafner, Patrick Orr, Katie Nance, Linda Redmon, Tony and Shana Chandler.

REPORTS:

MINUTES from the 12/12/2023 Board Meeting. Approved.

TREASURER'S REPORT: NanScott

The Financial Report as of the end of February 2023 was presented. A copy is available on the QWHA web site.

Of note:

- Quarterly Assessments: Four members have paid ahead, five members are behind one quarter, and one member is behind by more than 4 quarters after lien charges were applied.
- At the end of the third quarter our current income is at 75% and expenses are at 52%.
- Pool operations are funded from General Operations and all but telephone expense is over budget for the year. This puts the General Operating Fund in jeopardy. We must find an equitable way to pay for pool operations.
- Reserve expenses for the pool have exceeded the budget by 181%.
- Software and Maintenance (5.2.005) is over budget because of unexpected expense in transferring the web site. Grounds supplies and Rentals (5.1.006) is over budget because of runoff barriers purchased for street drains and additional "No Trespassing " signs.

Report was accepted.

The Board agreed to the purchase of an additional barrier for the street runoff drains.

DESIGN REVIEW COMMITTEE: Loren Dickinson

Much the same as last quarter; 2 new construction sites are progressing in accordance with the approved DRC documents. A third site is submitting approved plans to the City where they will proceed through City and County permit application reviews.

No major damage to report from recent storm events in the common areas. Homeowners are requested to pick up debris around their property to facilitate upcoming mowing. An Ivy Removal Work Party will be scheduled as soon as weather allows.

Please remember to contact the DRC prior to making any changes to your property.

Homeowner, Katie Elliot is currently preparing a proposal for color options for residences. This will be made available to members with your annual meeting information and voted on at that time.

RIPARIAN RESTORATION REPORT: Jim Welch

- Permits: Jim is working on getting permits for bank stabilization and the removal of 3 trees for safety.
- Kayak Rentals: There is a need for scheduling kayak rental space and rules associated with such use. The Board agreed that Kara Wilde, QWHA Financial Secretary, may add rental fees to quarterly assessments for collection, but is not responsible for kayak scheduling.
- Security alerts: Notifying homeowners of security concerns such as bears or trespassers on site.
- Homeowners misusing the riparian area (launching water craft from non-designated locations or removing non-invasive plants/trees)

After discussion. Board members agreed that the “Snippets” (a brief version of “Ripples”) sent out to Homeowners and located on our web site is currently sufficient communication.

NEW BUSINESS:

ANNUAL MEETING: Saturday - June 10th -9:30 to Noon
Yachats Commons - Room 8

BUDGET MEETING: Nan and Pierre will meet to develop a proposed budget for 2023-2024. Wally Orchard will be asked to provide a Reserve Study. Of consideration will be possible increases to contracted work and increases in quarterly assessments.

BOARD MEMBER RECRUITMENT: Pierre Morin and Joan Cavin will continue on the Board. Greatly needed are 3 or more homeowners willing to step up for election.

ITEMS FOR ANNUAL MEETING PACKET:

- Voters pamphlet
- Proposed Rule change regarding use of LCA 3 carports
- Proposed Changes to Design Review Committee Color Options for Residences

LCA MAINTENANCE / REPAIRS:

- LCA 3 new carport roof. Two estimates obtained. Board selected NAVA Construction (Mario) with the estimate of \$5,048.87
- LCA 1 has a continuing problem with tree roots damaging paved pathways creating tripping hazards. Cedar Creek and Allen & Sons have been contacted for estimates with out success. This will be added to the budget to be continued.
- Pool resurfacing will be necessary in the near future. Estimated are between \$50,000 and \$70,000

CONTRACT RENEWALS: Will Williams (mowing) and Brendan (Site Manager) have agreed to renew their contracts.

OLD BUSINESS:

TRANSACTIONAL REVIEW OF QW ACCOUNTING:

Pierre Morin agreed to work with Greg Scott on this review.

ADDITIONAL ITEM READ INTO THE MINUTES:

A Memorandum of Understanding between the HOA members Patrick Orr and Katie Nance and the Board of Quiet Water Homeowners Association for the use of the Office space at the QWHA Pool Complex.

TIMELINE: 4th Quarter payments are due BEFORE MAY 20,2023

Meeting Adjourned: 3:23 PM

Submitted by Joan Cavin, Secretary