**MINUTES** (Draft)

QWHA Executive Board Meeting

August 26,2023

Home of Pierre Morin

155 Jennifer Drive

Called to Order at 10:07AM

Present: Pierre Morin (President), Nan Scott (Treasurer), Joan Cavin (Secretary), Matthew DeVecchio and John Pravel (Board Members), Loren Dickinson (DRC Chair), and Jim Welch (Riparian Committee Chair). Attending via Zoom: John Clithero, Katie Elliott and Linda Tweto-Johnson.

REPORTS:

 Minutes from 06/10/2023 Annual meeting: Approved

 Treasurers Report: Nan Scott presented the Financial Report as of August 24, 2023. For you attention:

* HOA By Laws states : 5.6 Authorization to Spend: The annual budget as presented and accepted by the membership is the only authorization to spend funds of the association. A vote of the membership is required if any line item is expected to exceed the budget by more than 20% or $1,000 which ever is greater. The only exception is in the case of property destruction or a safety issue requiring immediate action. Membership approval by secure electronic means is permitted.
* Pool and Spa expenses continue to be a drain on the General Fund, but the pool season is almost over so I recommend taking another look at the end of the 2nd quarter to see if a vote of the membership will be necessary as per the By Laws.

All other line-item expenses are within the parameters of section 5.6 listed above.

The full Financial Report is available on the Quiet Water web site.

The Board accepted this report.

 Design Review Committee: Loren Dickinson presented the DRC Report which may be read in full on the Quiet Water web site. Of note:

* Disability concerns - two property owners have asked about the addition of a ramp to their homes.
* Northwest Roofing is waiting to reroof the carports in LCA II until the construction is completed at the Chandler property.
* Current construction projects are moving along smoothly and a new one (Warrens) is awaiting city and county approval.
* Trees in LCA III between the carport and 360 & 368 are hazardous and need the Boards approval to remove.

The DRC Report was accepted.

 Riparian Report: Jim Welch has been working with Ewy’s Tree Service to identify trees that need removal from both the Riparian Zone and the Common Areas of Quiet Water. On Friday evening the 25th of August, Jim guided DRC and Board members around the property as shown in a recent proposal from Ewy’s Tree Service. The plan includes the removal of Alders that are hazardous and potentially damaging to our river bank. Conifers were recommended as replacements as they are saltwater tolerant, will help hold the banks in the Riparian Zone and encourage a variety of animal species.

 Two bids were received from Ewy’s Tree Service. There was a $2,000 difference in the two. The Board asked for a new bid that will focus on the following priorities: 1. Select trees for removal of greatest risk to the river bank 2.Select trees for removal of greatest risk to structures and 3. Keep within funds that were identified in the QWHA Budget.

 The Mid Coast Watershed Council would like to return to Quiet Water for a 2nd weeding and planting event this fall.

NEW BUSINESS:

 Board roles & responcibilities: How to divide the work.

Site Manager, Brendan: Matthew DeVecchio agreed to work with Brendan and his contract and duties.

Complaints and Concerns: Joan Cavin agreed to be the point person for Homeowners complaints and concerns.

Social: John Pravel agreed to enliven

 Quiet Water with Homeowner get togethers.

 Annual Meeting follow up and response to Katie Elliott:

 Katie was available via Zoom during this meeting and was able to voice her concerns which included:

Understanding the QWHA process for vetting proposals to membership that will be on the ballots

Bringing up and resolving conflicts before ballots are printed

Homeowners being treated fairly

Understanding Proxy voting

 Pierre focused on moving forward and working toward future interactions. Clarification of Proxy Voting was stated.

 Swimming Pool Updates: Pierre Morin has worked closely with Brendan and the Pool and Spa this summer. The pool is working nicely (chemicals and all) however, the spa is having difficulties. The chemicals have been difficult to maintain, there is a leak and the spa pump is making loud noises. Lee “The Pool Guy” will be here to assist in the closing of the pool for the winter. Hopefully he can propose repairs.

 Tennis Court: The Tennis Court surface needs cleaning. To have it professionally cleaned would be very expensive. Board members suggested a work party to do it ourselves next spring. Also at that time the painting of lines, especially for Pickleball, could be done.

 QWHA Office: Located next to the swimming pool, the office room is in need of repair. Sealing around the windows and addressing mold is necessary.

 OLD BUSINESS:

 Paths: The safety of the paths in Quiet Water continues to be an issue. Possibly some paths could be rerouted to avoid the upheaval of tree roots. Linda Tweto-Johnson asked to have 2 Alder trees in front of her home removed for safety. She fears damage to either residences or the carport if they fall.

 QW News: Joan agreed to type up a letter to Homeowners to clarify current issues.

 Dumpster for Large Yard Debris Removal: As Fall arrives, it is time to coordinated with Will Williams to have the large yard debris piles near the tennis courts loaded into a dumpster from Dahl for permanent removal. Joan will contact both Will and Dahl to schedule a time before the rains begin.

Next QWHA Board Meeting will be on December 9th at 10:00 AM

at the home of Joan Cavin - 228 Jennifer Drive

Meeting adjourned at 12:13 PM