

MINUTES (Draft)
QWHA Board Meeting
February 7, 2021
2:00 PM - via Zoom

Called to order at 2:05 PM

Present: Board members, Rebecca Owen, Bob Noble, Nan Scott and Joan Cavin. DRC Chairman, Loren Dickinson. Homeowners -Wally Orchard, Linda Tweto-Johnson, Hayden and Shana Chandler.

Minutes from the last meeting (November 8,2020) were accepted.

Treasurers Report: Accepted

The transaction for the new CD with Synchrony Bank was completed, but the effects of the pandemic had caused the rates to plummet. Thus interest income will be down and so income taxes will be less as well.

Budget Planning for 2021-2022:

Rebecca and Nan will meet to create a preliminary Budget. This will be followed by a board meeting to approve this proposal prior to presentation to the membership at the annual meeting, Reminder that Homeowners need to be notified 2 weeks before the meeting. (Recommended that additional time be allowed for mail which is slow during this age of Corvid.)

Riparian Zone/Bank Conservation:

Intrusions - One homeowner continues to harm the riparian zone where they insist on launching their boat. Nan and Rebecca will speak to these folks regarding the one and only watercraft launch site.

Plantings and Repair - Rebecca has been in contact with the State of Oregon - ODF&W. They discussed various plants to use for strengthening the riparian/bank area. Willows are considered aggressive growers, native, ok to prune and a good choice. Loren was able to get willow cuttings from Craig Berdie.

Location for these starts and actual planting will soon follow.

Pool:

Enclosure - The wooden enclosure structure supporting the windows is in need of repair. The window sills and the slats below the windows especially need replacing. Bob offered to get bids for this repair work.

Mold in the Men's Room - Rebecca has spoken with the Pure Clean Company. Sheet rock will need removing and possibly tiles to locate the extent of the mold damage. There has been a mold smell in the office as well. This could be extensive.

Small Pool Cover - The current one is pretty tattered. A new one is estimated to cost \$400. It was agreed to purchase a new one.

Pool Manager - Rebecca has made contact with pool operators from Waldport to Florence trying to secure a Pool Manager. Many disappointments. The board agreed to hire Emerald Pool & Patio in Eugene to make a check-up visit and provide recommendations for upkeep from now until summer.

Grounds:

Flood debris/Drains - Site Manager, Tom Lynch, has been reminded of the need to check gutter drains and those in the carports for debris. Unfortunately Tom has had serious dental problems. He has been making weekly pick ups of plant piles left for him. He has been halted sometimes by grounds too wet to allow him to dump what he collects.

The wood pile in the LCA I carport continues to block the drain. Joan volunteered to raise the pile on a couple of boards allowing water to pass under the pile.

Playground - The playground area was left a mess by the last storm. It was suggested that improvement work wait until winter has passed; possibly April or May.

LCA I Safety - Nan asked the board to consider placing large boulders along the drainage creek near the walking trail. Hopefully this would interrupt the force of large waves that occur during storms.

Trees and Trimming - The Redmonds have a concern about the large evergreen tree located between their home and the Brice property. Currently there are large broken branches and during high winds the tree leans toward the Redmond home. They hope thinning rather than removal will help. Rebecca will contact Tom Lynch (father of our Site Manager) regarding this job.

Tractor - The tractor is about 12 years old and continues to have problems. We do have \$10,000. in the Reserve Study for equipment. Nan and Rebecca were asked to include the purchase of a new tractor in the Budget for next year.

Boat Storage - All water craft must be launched from the single launch site in order to preserve the banks and riparian zone along the rivers edge in Quiet Water. A 10 day limit is allowed for leaving boats in this area at the owners risk. The board is investigating building a storage structure close by for these short term parkings. The heavier paddle boat must also use this and only this site for launching. QWHA will allow this heavier paddle boat to moor in the launch area during summer months only (at the safety and security risk of the boat owner). It must be removed during the winter. This allowance only pertains to the current home owner/boat owner. The board will review this privilege yearly for the next 5 years.

Composting - A request was made to allow kitchen/vegetable scraps to be permitted in Quiet Water compost. An offer was made to build a special container to hold such compost to keep it free of animals. The board denied this request after discussing the inability of residents to correctly recycle. Recyclable materials are not being correctly separated and it was strongly doubted that correct materials would be the only ones placed in the compost.

Bird Houses - Jim Welch and Wally Orchard have been building bird houses and locating them in Quiet Water as well as along the Yachats River. The small houses are designed for 2 types of swallows. Larger houses are being built for owls, wood ducks and mergansers. The board fully supports the bird houses being added to the Quiet Water property. It was agreed that donations should come from individuals rather than from QWHA money. Nan will be including an article about this project in the next issue of Ripples,. including how to donate if you wish .

Fines as Remedy: The board may charge fines after a notice or request is not addressed.

Path Survey: Nan will create a survey to assess the path options. This will be done before the annual meeting so results can be acted upon at that meeting

The meeting was adjourned at 4:15 PM

Executive meeting was held with final adjournment at 4:24 PM

