

## **Quiet Water HOA 2025 Annual Meeting Minutes 06-14-2025**

### **1.Acknowledgements:**

Board: John Pravel, Pierre Morin, and Matt De Vecchio

DRC: Loren Dickinson, Ginny Hafner, Sally Pravel

Recycling: Katey Koestler

Volunteering work and labor: Mark Bernard

Pool committee: Tony & Shauna Chandler , Patrick and Katie Orr & Nance

### **Guest Speaker Joanne Kittle**

2.Spoke on topic of “View the Future” of Yachats

### **Site Manager Brendan**

1.Reviewed Brendan’s responsibilities on the commons.

2. Members requested a list of equipment to donate to the HOA that Brendan needs.

### **Quiet Water Swimming Pool**

Shana shared her information on repairs and stated the new rules. Shana also passed out a document stating the new Oregon Health Rules for the pools. Some of the rules may not be enforced until 2029. Pool could be opened on 06-28-2025. The pool will be opened 12 noon to 8 evening. Adult swim hours are 12-1 o'clock and 7-8 o'clock. New rule for the Spa by State: to use spa, there must be 2 or more people in the area. For safety, the state prohibits a single person in the spa without 1 or more on the grounds. Shana said there will be a sign up list for volunteers to test the chemicals every 4 hours and to open and close the pool area.

### **DRC**

Loren Dickinson is finishing his post as DRC and summited the DRC report. He has worked hard at defining Shades of grey for the exterior paint colors. He tried to make it fair to all members. Greg Scott who knows the history of Quiet Water explained why some of the

colors are different. He also stated that there should be a rationale, "Why the colors are why they are." According to Loren the new FEMA regulations and stated that Mayor Birdie claimed it will happen.

### **Riparian Report**

Pierre discussed the concerns of weed control and the replanting of trees in the fall. We also added to Brendan's hours to help with the blackberries. Brendan will work 2 hours a week dedicated to the removal of blackberries. We have organized weeding parties for the vines and blackberries. Wally Orchard help with his organizing and knowledge to help with the riparian.

### **Reserve Study**

Wally Orchard lead the report. The current reserve balance is \$62,400.22; it decreased by \$1000 from last year. He forecasted the reserves: By 2035, will decrease by 60% to 35%. The pool is the biggest expense.

LCA 1 is at 21% of it's reserves due to the new roof over the garages.

LCA 2 is at 10% due to the new roof over the garages.

LCA 3 is at 55%

LCA 4 is at 53%

By 2025 LCA 1 should be at 81%, LCA 2 should be at 71%, LCA 3 should be at 66% and LCA 4 should be at 91%.

### **Treasurer Report**

Read from the report: Assessments totaled \$80,726. The actual amount is \$80,661. Total expenses see a loss of \$2238 due to tree removals and lawyer fees.

General reserve is \$59,161.

The pool is 41 years old and the pool committee is getting quotes on new requirements. There will be more information on the web page.

## **New Business/Discussion/Action Items**

Katy Elliott brought up the discussion of the improper use of a proxy voting system, and her reference to the multiple other violations of state HOA laws. Examples of legal violations (apart from improper use of proxy votes) include amending paint color rules without a vote from the membership, inconsistent enforcement of HOA rules, and other decisions made without input from the membership, such as allowing outside groups to use the recreation facilities.

## **Ballots**

Considerations for future ballots; fire mitigation such as building materials. Loren states that there are not any county guidelines. So the membership is considering metal roofing. It is recyclable and more expensive. Metal roofs come in different designs and colors. If this is desired, a membership vote will be needed during the 2026 Annual Meeting.

Enough ballots were collected for a quorum. 59 of 71 ballots collected.

## **Results:**

**Proxy voting** is still in effect. 23 members voted in favor of rescinding proxy voting 33 members said no. To pass the change in proxy voting would have required 54 yes votes.

**Amendment of bylaws** as proposed in the member package: The amendment was approved by 45 votes, 11 members voted no.

**Board Members** voted in: Matt DeVecchio, Greg Scott, and Katie Orr

**DRC Members** voted in: Micheal Burke, Stephanie Kimmel, and Sally Pravel

**Quarterly Assessment increase**, approved. 52 members voted yes, 7 members voted no. The required 2/3 threshold was 48.

**Proposed 2025/26 Budget**, approved. 51 members voted yes, 5 members voted no. The required 2/3 threshold was 48.

The creation of the Wildfire workgroup, approved (I am sorry, but I did not get the names for those who wanted to be in this workgroup. Please contact the Board if you are interested.)

## **Board Member Assigned Responsibilities**

Pierre Morin chair

Greg Scott vice-chair

Matt De Vecchio treasurer

Katie Orr-Nance secretary

for the board: Matthew DeVecchio & Pierre Morin