

MINUTES (Draft)
QWHA Annual Meeting
June 10,2023
Yachats Commons - -Room 8

Called to order at 10:00 AM

Present: Board Members - Pierre Morin, Nan Scott, Sherry Dickinson and Joan Cavin. Also, DRC Chair - Loren Dickinson and Reserve Study Steward - Wally Orchard.

38 Homeowners were present.

Co-President Pierre Morin welcomed all attending and invited Homeowners of less than 5 years to introduce themselves. Nan Scott, Co-President and out going officer, was presented with a beautiful vase of flowers in acknowledgement of her hard work.

REPORTS:

Site Manager Report: (Nan Scott) Brendan again requests that yard debris be left on a tarp or in a container. The small vehicle he uses for collection is in for repair. He was seen pulling the debris trailer by hand to make the most recent collections.

Recycling Report: (Joan Cavin) Katy Koestler works daily to insure our garbage and recycling materials are correctly placed and ready for pickup. She has tried to visit each residence with the Recycling Guide and added notes for clarification. Please share this information with others using your home (guests, renters, cleaners, ...) Of special note: 1) Plastic - only bottles & jugs that are neck down are being accepted 2) Cardboard - all must be flattened - please use the blue extra large cardboard collection bin located in LCA 3 3) Glass - must be rinsed and lids or corks removed then placed in the Glass Only grey box 4) Deposit bottles & cans go in the red recycle boxes.

Items such as paint cans, florescent light bulbs, batteries, tires, etc.... need to be taken by you to Dahls in Waldport.

The Lions Club will accept clean / useable items. Touch Stone Gallery will take bubble wrap and packing materials.

Design Review Committee: (Loren Dickinson) The Design Review Committee processed 18 major requests, issues and reviews this year. DRC Report is posted in full on the Quiet Water web site.

Riparian Report: (Loren Dickinson for Jim Welch) Over the last year progress was made addressing a number of riparian issues including; bank stabilization, safety, permitting, weeding, boat launching and planting native shrubs and trees. At the June annual meeting last year, the membership voted to support an effort to protect and manage our riparian area. This year it was a team effort. More than 2 dozen of our members contributed their time. Hundreds of volunteer hours were spent weeding, planting, and engaging in discussions and efforts to work out what is or is not permissible. In addition, we received help from our local community, as well as from the Midcoast Watershed Council. The full Riparian Report may be viewed on the Quiet Water web site.

In addition to this report the following was discussed:

- 1) Work parties will be scheduled at some point through out the year to remove invasive species. Please ask for clarification before removing plants
- 2) Okay to clear plants from around the new plantings
- 3) If working for credit your work must be pre approved
- 4) Use of power equipment in the riparian area is prohibited by city law
- 5) Kayak racks have really improve the water craft launch area. New guest racks will soon be available.
- 6) A request was made that when trees are remove that new trees be planted

Reserve Study: (Wally Orchard) He explained that it is a Statute III requirement to identify common assets in the association. QWHA has 5; General and LCA I, II, III and IV Funded above 70% is considered very good. 30% to 70% is okay..Ours are all over 30% and moving in the right direction. The General Fund is currently at 59%. We need to deposit

\$5,000 annually to this fund. Nan explained that \$5,000 is being guaranteed for deposit by the next years budget. The Reserve Study is posted on the QWHA web site.

SWIFTY (Swallows In Flight To Yachats): (Wally Orchard) Nesting boxes built and located by this group have included 9 in Quiet Water. All are currently being used. Jim Welch is preparing an entry for the Fourth of July parade involving bird kites. He would like to involve children flying these kites. Any volunteers?

Treasurer's End of Year Financial Report: (Nan Scott) Printed copies were available for this meeting and the complete report will be posted on **QWHA.ORG** in late June.

CONFIRMATION OF A QUORUM

Yes a quorum is present .

NEW BUSINESS:

Nominations and introductions of candidates for the Board and the DRC. John Pravel introduced himself. Matthew DeVecchio was not in attendance. Pierre Morin and Joan Cavin will serve their 2nd year. Loren stated that DRC members would be continuing with the exception of Jim Welch. Sally Pravel has agreed to run for this office. No nominations were made from the floor.

QWHA Proposed Budget for 2023-2024: (Nan Scott) The proposed budget was presented in the 2023 Annual Membership Voter's Pamphlet. Nan presented the changes made to the proposed budget and allowed for questions. She reminded us that an approved budget provides the necessary authority for the Executive Board to spend money as needed for the Homeowner Association.

Budget Measure to increase quarterly general assessments by \$3.32 above the Consumer Price Index (CPI) for the previous year.

- General Assessments will rise to \$240/quarter for developed property and \$120 for an empty lot.
- LCA1 and LCA4 assessments will remain the same at \$150/quarter
 - LCA2 will rise from \$130 to \$150/quarter due to the need to replace roofs on 2 carports
 - LCA3 for those with a carport will remain \$150/quarter, but for those without a carport will rise to \$50/quarter representing the shared cost of parking lot and path repaving as well as path lights and monthly electric bills.
 - These changes will bring all LCA assessments to \$150/quarter
- Contracts - Mowing contract was raised last year. Other independent contracts were raised to reflect the cost of living and/or increased duties of their contract.
- A nominal Vacation Rental Surcharge was added at \$10/quarter for any properties with a vacation rental license with the city. This is due to partial impact of renters on the association in terms of rule enforcement, garbage and recycling, riparian restoration, parking, and pool operations.
- \$5,000 guaranteed to the General Reserve this year. Due to increased costs and demands on the General Reserve from aging amenities, the level of reserve funding has been declining rather than building. The intent is to reverse the past trend and to lead the way for future years.
- Swimming Pool - Both the pool and the spa will have to be resurfaced in the next couple of years at a cost of \$50,000 or more. Also equipment upkeep and replacement is expensive. To have the pool open for 10 weeks last summer cost more

than \$1,000 a week. Funding this amenity will be a serious issue for the HOA to address.

DISCUSSION OF PROPOSED AMENDMENTS:

1. The QWHA Board proposed an addition to Rule 9 regarding Common and Limited Common Areas for the assignment of covered parking spaces. Priority would be given to owner occupied or full time residents. Reassignments may be made by the board when a property changes ownership or when assessments (including fines) are in arrears by two billing quarters or more. Acceptance of a carport assignment includes accepting to pay quarterly maintenance assessments for the structure.

2. Homeowner proposed amendment to DRC Rules regarding exterior paint colors. The amendment would change “all homes must be painted a shade of gray with appropriate accent colors” to “Exterior house and trim colors shall be soft shades of gray, blue, green, tan, beige, and white. Door colors may be slightly bolder colors of the same palette and shall also include red and black.”

Co- President Nan Scott presented the Proposed Amendments and allowed time for clarification and discussion. Co-President Pierre Morin allowed ample time for discussion and encouraged opposing views to speak up.

Two homeowners shared historical intent of original builders in selecting gray to create a coastal Cape Cod appearance.

One homeowner spoke in favor of variety and personal choice for house color.

Loren Dickinson spoke for the Design Review Committee. He explained the difference between an objective decision and a

subjective decision. To date, the DRC has operated with clear guidelines and has been able to rule objectively. A “Yes” vote on Proposal 2 would change the DRC to being subjective.

COLLECTION OF BALLOTS AND TABULATING

DISCUSSION FROM THE FLOOR:

Path Extension - It was the Boards intent that the path restoration be completed in sections. Since the first section was completed, efforts have been redirected to issues focusing on the pool and the riparian zone. Both of those areas will continue to require attention, however the path remains an issue. The improved section is about 1/3 of the total path. The cost was between \$9,000and \$10,000. Homeowners present commented on how well the improved path has held up. Interest was expressed for the Board to once again address this issue.

ELECTION RESULTS:

	<u>People</u>	<u>Properties</u>
In Attendance	38	25
Absentee Ballots		18
Proxy Ballots		15
Total		58

Executive Board Members: Matthew DeVecchio and John Pravel
Returning - Pierre Morin and Joan Cavin

Design Review Committee Sally Pravel
Returning - Loren Dickinson, Ginny Hafner, and Stephanie Kimmel

Budget Measure to Increase Quarterly Assessments:

YES - 55 NO - 2 PASSED

2023-2024 Consolidated Budget:

YES - 55 NO - 1 PASSED

Amendment Regarding Common and Limited Common Areas:

YES - 49 NO - 6 PASSED

Amendment to DRC Rules Regarding Exterior House Paint Color:

YES - 20 NO - 34 FAILED

Adjourned: 12:05 PM