

**MINUTES**  
QWHA Annual Meeting  
June 8, 2024  
Yachats Commons

Called to order 10:04 AM.

Board President, Pierre Morin, opened the meeting by welcoming 2 new Homeowners; Marissa Bauer and Erica Larsen. He went on to extend a “Thank You” to all the volunteers who have made a difference in Quiet Water this year!

**REPORTS:**

Site Manager Report: Pierre reported for Brenda Lindsay. Brenda continues to collect yard debris piles from Homeowners on Mondays & Friday. He requests that debris be placed in containers he can lift onto his tractor. If using a tarp, please fold it over so it can be more easily lifted. Also, cut branches into 2 foot lengths for less tangling. Okay to continue to leave collected piles along the river path for those homeowners living in that area.

Recycling Report: Katie Koestler continues to maintain the Recycling Bins. Discussion focused on confusion around what goes in Recycling. Problem continues with renters not being careful with refuse placement. Katie Nance requested more explicit, visual information. She is willing to help create added information. Glass recycling is working nicely, but remember to rinse containers and remove lids. Mirrors must be placed in the trash. Compostable kitchen waste does not go with yard debris.

Linda Redmon explained about a Worm Box they use that turns kitchen waste ( No animal products) into great compost. It must be correctly constructed and maintained.

Design Review Committee: Loren Dickinson stated that this has been the busiest year ever for the DRC with 31 review requests of all kinds. Trees are of considerable concern. Many of the Alder trees are reaching past maturity. Please be aware and alert a Board member of trees in distress or of danger to the HOA and members property. Clarification of QW Design Guidelines regarding a “shade of Gray” was researched and a proposed language change was presented to the Board. The amended language was accepted and will make reviews of gray tones easier for the DRC and for Homeowners to use. The full DRC Report is available on the web site.

Riparian Report: No report was provided by Jim Welch, however, work with the Mid Coast Watershed Council and many volunteers resulted in weeding and numerous plantings in the riparian area this year.

Reserve Study: Wally Orchard stated that it is a statute requirement of every HOA to have a Reserve Study. We need to have a plan to insure we have funds available for whatever situations may arise. Ideally funds would be maintained at 100%, however, if you have 50% you are doing well. In Quiet Water we have Reserve funds in 5 areas; General, LCAI, LCAII, LCAIII & LCAIV. Currently we have:

General - 71%

LCAI - 74%

LCAII - Depleted due to carport repair

LCAIII - 40%

LCA IV - 80%

LCA II and LCA III will recover over the next 5 years. What is of greatest concern is the General Funds. Currently not enough money is not going in annually. The increase in Assessments this year will help, but in the near future they will need to increase to \$270. The over budget expense of the carport repair in LCA II was do in part to poor repair work done in the past. Lesson learned to do a job correctly the first time.

Greg Scott mentioned the wood bridge on the river path needs to be included in the budget. It is showing signs of repair needed. Also coming up will be the great expense of resurfacing the swimming pool. ( somewhere between \$40,000 to \$60,000.)

Treasurers End of Year Report: Prepared by Nan Scott  
The full report is available on the QWHA web site. The HOA is short \$3,000 from an already tight budget due to one homeowner who has continued to refuse to pay assessments. Pierre has been talking with this individual. A lien has been placed on the property.

2024-2025 Proposed Budget: Pierre explained that the proposed Budget reflects a continuation of business as in the past with the following changes:

Cost of Living increases for Brendan Lindsay (Grounds Manager) and Will Williams (Mowing Contractor). Also, Will is adding 1 more mowing day to the coming year for a total of 11 days.

The Swimming Pool will again be operated with volunteers and with Brendan. LCAI had one carport repair completed with the second one to be repaired the year, Current estimate is \$15,000.

The Swimming Pool continues to be of great financial concern.

Pierre will be putting together a committee to research possibilities for financing this going forward. The following people volunteered to be on this committee:

Katie Nance, Sandy Tesauro, Linda Redmon, Matthew DeVicchio, Chareane Wimbley- Gouveia, and Greg Scott.

Open Discussion:

Greg Scott proposed the Board appoint a group to research and to document the culture of Quiet Water. What we believe and what we value. This would be in addition to other documents that currently exist (ie. CC&Rs, DRC Guidelines, ...)

Clean up of the QWHA office located in the Pool building is greatly needed.

Election Results:

Ballot Measure	50 YES	3 NO
2024-2025 Budget	51 YES	3 NO

DRC Members	All 4 elected
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Executive Board	Erica Larsen elected
	Pierre Morin elected

Meeting Adjourned at 11:31 AM

QWHA Potluck at 1:00PM at the Pool