

## MINUTES

QWHA Board Meeting

March 16, 2024

At the home of Matthew DeVicchio

141 Combs Circle

& via Zoom

Called to order at 2:07 PM

Present: Pierre Morin, Matthew DeVecchio, John Pravel, Joan Cavin, & Nan Scott.

Via Zoom: Wally Orchard and Chareane Wimbley-Gouveia

Osprey Pole: Wally Orchard

Wally explained that there has been a pole designated for Osprey nesting located on city property near the Public Works Building for at least 15 years. During that time no Osprey has settled there. An expert from Eugene is looking for alternative sites for its location. Quiet Water was suggested because of its proximity to the river. Central Lincoln PUD would help move the pole. It is to their advantage to keep birds off power lines. Wally will do a walk around with the expert(s) to select a location best for the birds and accessible for the heavy equipment needed for the job. The Board gave their approval for this project.

### REPORTS:

MINUTES from the 12/2/2023 Board meeting . Approved

TREASURER'S REPORT: Nan Scott - Report Accepted

The Financial Report as of February 29, 2024 - the end of the 3rd quarter. A copy is available on the QWHA web site.

Of note:

- At the end of the 3rd quarter, one property is in arrears by \$2,595. and one property is just a few days late \$380. Five have paid ahead totaling \$2,390. which explains why the Accounts Receivable amount is only \$585.
- LCA II reserves have been completely spent and will continue to be less each month after the monthly electric bill is paid. The additional expense this quarter was for paint to cover the exposed wood of the carport repairs. The Carport Project was way over budget. Budgeted -\$10,000 and cost was \$28,000. Due to dry rot, walls had to be replaced as well. Dirt and debris from the perimeter of the carports must be cleared away from wooden surfaces, especially on the east carport.
- The Pool/Spa budget has been spent (98%), but since the season will not open until after the start of the new fiscal year, that area of the budget should be OK.
- Tree removal near the Kimmel property was charged to Landscaping General (5.1.011) that comes from the General Operating Fund. The cost was \$1400. The tree was located on Limited Common Area of LCA I and the charge should be moved to LCA I . The Board agreed and Pierre will ask Kara to make the change.
- Preparing the budget for next year: Nan recommended the Board to ask for an updated Reserve Study from Wally Orchard. Reminder that Assessments may be increased up to the current Cost of Living without a vote of the membership.

DRC REPORT: Loren Dickinson - Report Accepted

The DRC Report is available on the QWHA web site.

Of note:

- Butterfly Habitat - Members of the DRC & the Board met with Jim Welch for a walk-around to discuss the future location for plantings in Common areas to encourage butterflies. Any plantings will wait until a proposal is presented to members of HOA.
- No major trees down in winter's storm as of March. One small tree came down by Rothbart home and was removed by QW volunteers.

RIPARIAN REPORT: - Jim Welch

No new report. Next weeding party date - TBA

**OLD BUSINESS:**

ROOTS IN PATH - It was suggested that Sea Rose be asked for a bid to remove roots by the Chandler home.

RIVER PATH - The next section of black plastic to be removed from the river path will happen this Spring. Joan Cavin agreed to set a date and to organize the work. Gravel will replace the existing plastic as was done earlier on the first section of the path.

**NEW BUSINESS:**

CARPORTS:

- Gutter cleaning needs to be done about every 6 months on all carports, the tool shed and the pool.
- Tree Removal - The Fir tree behind the LCA III carport and in front of the Hurwich-Reiss home has grown to a dangerous size. It was suggested that the Board ask Loren Dickinson about an arborist for the removal.

BUDGET 2024-2025:

Pierre will be working on the new proposed budget and will present it to the Board.

SWIMMING POOL:

- Opening June 29th
- Hours same as last year - 2-6PM
- Last day September 2nd
- Managed as in the past with a combination of Brendan & volunteers.
- Training - Pierre is attending a Pool Training on March 18th

SOCIAL GATHERINGS -

The next gathering will be a QWHA Potluck on June 8th following the Annual Meeting. John Pravel will be the Board member organizing this gathering.

QWHA ANNUAL MEETING:

- June 8th at the Commons Room 8
- 9:30 AM Coffee - 10:00AM Meeting begins

EARTH DAY/VIEW THE FUTURE EVENT:

Sherry Dickinson informed the Board of an upcoming event in April which will focus on the forested ridge to the south of Quiet Water. The Board agreed to inform our QWHA members via e-mail once we receive the details.

**NEXT SCHEDULED MEETING:** To follow the Annual Meeting and election of new officers.

Meeting adjourned: 3:44PM