

**MINUTES** (Draft)  
QWHA Board Meeting  
December 2, 2023  
At the home of Joan Cavin  
228 Jennifer Drive

Called to order at 2:00 PM

Present: Pierre Morin, Matthew DeVecchio, John Pravel, Joan Cavin (Board Members) and Loren Dickinson (Chairperson of DCR / Design Review Committee.)

**REPORTS:**

MINUTES from the 8/26/2023 Board meeting. Approved

TREASURER'S REPORT: Nan Scott

The Financial Report as of November 30, 2023 but before the November Bank Reconciliation was presented. A copy is available on the QWHA web site.

Of note:

- To this point, 74% of budget has been spent. This is due to the swimming pool expenses and the carport repair in LCA II.  
The Pool/Spa Maintenance/Training (5.1.507) expense is more than \$1,000 over budget. Pool/Spa expenses already total 88% of that budget. There will be monthly charges for electricity, water, sewer and Brendan's contract which will likely bring pool expenses to a total of approximately \$12,000.
- The reroofing of the two carports in LCA II was way over budget. The bid was only \$10,350. \$19,000 had been budgeted, but extensive damage from dry rot was not anticipated. Although the expense was more than 20% over budget, a vote of the membership was not required because the expense was related to property damage requiring immediate action.
- The tree removal near the Kimmel property was charged to Landscaping General (5.1.001) that comes from the General Operating Fund. The cost was \$1400. The tree was located in the LCA I Limited Common Area and the removal charge should be moved to LCA I.
- At the end of the second quarter, one property is in arrears by \$2,155, but five have paid ahead totaling \$1,070. which explains why the Account Receivable amount is only \$1,085.

The Treasurers Report was accepted.

Motion to reassign funds to LCA I Common Area from Landscaping General for the removal of the tree near the Kimmel property was approved.

DESIGN REVIEW COMMITTEE: Loren Dickinson

The DRC Report is available on the QWHA web site.

**Construction Activity:**

More activity than in the past as 3 new homes are under construction or are completed with one more having received approval for building plans. In addition the Elliot home has installed new landscaping. A very nice improvement over the former grounds.

**LCA Review:**

A tree was removed from area near the Kimmel property. Some ivy and blackberry removal has been done by volunteers. Hopefully more will be done along the perimeter path in compliment to the riparian work done on November 17th. Suggested that the Board be more proactive with attention to the removal of Alder trees.

The bear-restraining chains on the large refuse bins at LCA II has been removed and needs replacing.

Matthew agreed to locate a replacement chain and carabiner and see that that they are installed.

DRC Report was Accepted.

RIPARIAN REPORT: Jim Welch

November 17th was a successful work party involving the Mid-Coast Watershed Council and volunteers from them, Quiet Water and community. Invasive plants were removed and numerous trees were planted.

Planning ahead for next year, budget requests for Riparian work needs to be presented in the spring during Budget planning. The Proposed Budget for the next year is then presented to the membership for approval.

**OLD BUSINESS**

HOA voting practices: Homeowner, Katy Elliot has asked about voting practices and especially the use of Proxy voting.

Answers to these questions may be found in the Quiet Water Homeowner Association By Laws. Voting Rights are governed by the Declaration of Protective Covenants, Conditions and Restrictions.

**NEW BUSINESS**

New Mower: Request for the purchase of a new lawn mower. The current lawn mower is more than 10 years old and has been repaired numerous times. A working mower is essential to the maintenance of Quiet Water. Matthew DeVecchio has researched options for the purchase.

The Board Approved of the purchase.

Path Repair: Dangerous path conditions in some of the Common Areas are as yet not corrected. This has been an ongoing issue for some time. The Board needs to make it a priority to find solutions.

Loren Dickinson offered to look into this issue.

Meeting adjourned at 3:36 PM