

## **Quiet Water Board of Directors Meeting, December 3, 2011**

### **Approved 12/19/2011**

In Attendance: Wally Orchard, Paul Haley, Ken Aebi, Bob Noble, Nan Scott, Greg Scott, and for part of the meeting Barbara Schenewark, Gretchen Armstrong and Jim Hudson.

### **Meeting Business: 10:00 AM**

#### **1. Treasurer's Report**

Nan Scott went through the Budget as of November 2011. This is the half way point in the fiscal year. The budget is based on an accrual system of accounting where income is posted when billed and expenditures are logged when encumbered. At the half way point we have expended fifty seven percent of the budget. This is considered normal due to the fact that pool expenditures are part of the first half of the fiscal year. The Treasurer's Report will be posted on the website after today's meeting.

#### **2. Riparian Restoration Planning**

Board member Paul Haley described the status of the planning done to date on a plan for our riparian area. QW had contracted with Walama Restoration of Eugene to come to QW to do preliminary work for a professional riparian plan that could eventually be presented to the Yachats City Council to meet their requirement before QW could apply for permits to do work on our riparian area. Yotokko Kilpatrick, the Operational Director of Walama Restoration, came to Yachats on December 2 for a full day of work. The direction given to Yotokko by the board was to develop a plan to meet the city ordinance goal to improve habitat conditions, at the same time reduce erosion and protect our riverbank, develop means to control evasive species such as reed canary grass and provide views of the river. We were assured that Walama can develop a plan that we can present to the city. We hope that this plan can also be used as part of a grant application from the Oregon Watershed Enhancement Board. The Board has asked for a bid from Walama and will make a decision whether to contract for the plan within the next few weeks.

### **3. Lighting in the LCA's and Pool Security**

Wally reported that the LCAs new lighting is working well. The pool now has motion sensing light and alarm for security. We have had trouble with unwanted night visitors in the pool area. The alarm was disabled due to its overly high sensitivity. It was going off and disturbing residents close to the pool area. Wally and Chad are working on the problem.

Wally is also looking into a problem with the photocells on the path lighting circuits. They turn on when there is still plenty of ambient natural light. We discussed the amount of lighting over the dumpsters as wasteful of electricity. No decision was made.

### **4. Landscape Contract and Site Manager Contract**

Landscape contractor Steve Smoley has signed a contract for approximately \$6000 for 9 mowings. This is a reduction from \$15000 for a similar amount of work this mowing season. The new contract will begin in March 2012.

The Site Manager's contract was discussed. The Board remains pleased with the work of Chad McQuade. Wally expressed concern that some members of QW were doing the work of hauling yard waste on a volunteer basis that could and should be done for pay. Wally proposed that this work be added to the paid tasks of the Site Manager. The rest of the Board agreed. It is estimated that this could be accomplished with 2 additional paid hours per week for the site manager. Wally consented to discuss this possibility with Chad.

### **5. QW Members Volunteer Awards Program**

Bob Noble and Ken Aebi consented to work on an awards program to recognize members that are exceptional in the amount of volunteering they do for the benefit of QW. It was felt we should develop a system where members decide the recipients of the award. Bob and Ken will get back to the Board at a later time with their recommendations.

## **6. Signs for LCA 3 / Dumpsters**

In response to concerns about parking in the LCA 3 lot the Board discussed changes that could occur that would make parking less problematic especially in the busy rental times of the year. One possibility is for there to be a simple sign for one space for each of the cabins that designates that space for residents of that cabin. This could be accomplished with something as simple as a small post with the cabin number on it with words such as “reserved for”.

Wally has talked to Chad about a bear proof design for our dumpsters. Discussions are in the works about these two issues and will be revisited in the future.

## **7. Storm Drains**

Storm drains in the areas of the LCA parking lots were discussed. There is a problem with clearing these drains. Although these drains are on our property Bob Noble has consented to talk to the city about a solution. He will get back to the Board on his discussions.

## **8. Reserve Study**

The Reserve Study was discussed. Bob Noble will work on fine tuning the study to look at work that needs to be done in the near future and attempt to get bids that will let the Board know if assessments for the LCA’s need to go up or down.

## **9. Next Board Meeting**

The next Board of Director’s Meeting will be **Saturday March 3, 2011** at 10:00 AM at the home of Wally and Christine Orchard, 300 Jennifer, Yachats

Meeting adjourned at 12:00 PM followed by an executive session until 12:30 PM

Prepared by Paul Haley, QW Secretary

