

JUNE 5, 2010
ANNUAL MEETING MINUTES
QWHA
Approved 9/3/2011

Board President, Linda Tweto-Johnson, opened the meeting and welcomed the member-owners. She reviewed the 2009-2010 Board Goals: Complete Reserve Study, Revise Community Rules, update job descriptions and to review progress with the riverbank mulching and planting by volunteers.

The June 5, 2009 Annual Meeting Minutes were approved as presented.

Mari Irwin, owner-member and member of Yachats Parks & Commons Commission, discussed issues of access to the river across Quiet Water property.

Jeanine Janson requested information regarding the change in on-site managers. Linda Tweto-Johnson responded that the Board had changed directions for cost savings purposes.

Mary Haffner, On-Site Manager/Grounds Manager gave a report to the membership. She explained that with Bob Haffner's death, she and Linda Tweto-Johnson were attempting to fulfill Bob's duties. A new professional mower was purchased to replace the old mower. The old orange Husquvarna mower is available to members, but the new mower will not be available. Dry rot was found on the pool enclosure siding and has been replaced. Trex boards were installed on the tops of the wooden benches (no more splinters!). The pool house needs to be painted and Mary will be seeking volunteers. A new basketball hoop will be installed soon.

Board Member Steve McGhehey reported on the Reserve Study completed in the spring. Local contractors (Quale Builders) provided an evaluation of future costs. The carport structures are in good repair and do not need attention at this time. The path pavement between the cottages in LCA 1, LCA 2 and LCA 3 are in serious need of repair and represent a liability issue for the Association. A bid prepared for the Board, from a contractor in the Sisters, OR area, was for \$40,000 to complete the paving repairs and gravel the riverbank path. Given the poor condition of the pavement, cutting out patches for a limited replacement was not believed, by Steve and the Board, to be in the best financial or liability interests of the Association.

Discussion by the members followed Steve's report with one member suggesting a raised wooden path or gravel. Another expressed concern was that repairs take place with the least disruption to renters and before the rainy season begins. With respect to funding the proposed pavement repairs, Linda noted that the 3 major banks in the area, which she contacted, indicated that they do not loan money to HOAs for construction as there is no real property to use as collateral. Mary Aebi pointed out that the HOA in Portland she is familiar with has received a loan from a major bank. Christine Orchard stated that we have \$53,000 in the reserves and do not have to get a loan. Dan Wybenga offered to contact Bank of the West (where the QWHA funds are deposited) to discuss the possibility of a loan or line of credit secured by QWHA's reserves. He will report back to the Board by July 30th. As the pavement repairs were not on the agenda, no vote was possible. However, the board asked members present for a show of hands to assess their interest. By a show of hands there was a consensus from the members present to obtain information on funding and report back to the membership by August 1st.

Christine Orchard, Financial Secretary, provided a financial review to the membership.

Assessments remain unchanged for both the general assessment amounts and LCA assessments. The new budget reflects the addition of three (3) new line items for riparian expenses dealing with the riverbank.

Kathryn Shaw reported that our quorum has been met. The number of members present and number of proxies was not recorded.

A motion was made to accept the 2010-2011 budget as presented. Jim Maxwell seconded the motion. Motion carried. Board Member Karen Beshears asked if there was any interest in forming a committee to review "renter's rules". There were no concerns noted so there will be no committee formed at this time.

Patty Cole presented information to the association about the proposed paint color choices. Several members commented on the choices presented with additional suggestions for trim colors. The vote on the proposal offer (4) main color choices was 27 NO votes and 11 YES votes. The color options currently in place will continue. The Design Review Committee (DRC) was requested to designate a few choices for grey paint to provide a more consistent use of grey paint.

Board member Kathryn Shaw asked for additional nominees from the floor for Board Member and Design Review Committee (DRC) positions. Having no other nominations from the floor, the ballot nominations were closed. A secret ballot vote was conducted.

Other Business: Steve McGhehey revisited the path discussion. The consensus was to get competitive bids and then talk to the banks. Loren Dickinson suggested taking some money from the reserves. Dennis Murphy suggested bidding the cottage paths and regravelling of the riverbank path together. There was a majority show of hands in support.

Charlie Beshears brought up discussion about the cost concerning the riverbank and the need to hire a company or crew to cut the reed canary grass. He noted that a special assessment or increase in monthly assessments would require consent of a two-thirds majority vote.

Linda Tweto-Johnson answered questions about the riverbank problems. She asked for a show of hands for getting bids for landscaping to complete Section A of the riverbank. The vote was split evenly. Homeowners wanted to look at the whole picture.

The secret ballot voting results were returned. Linda Tweto-Johnson and Pat Murphy were elected to serve a two-year term on the Board of Directors. Dennis Murphy, Suzette Payne, Linda Tweto-Johnson, Marilyn Wybenga, and Robert and Rosalinda Case (sharing one vote) were elected to the Design Review Committee.

Homeowners were invited to meet with the Riverbank Committee on the trail at 2:00 p.m. Linda invited everyone to join the potluck at the pool following the meeting. The meeting was adjourned.