

# Quiet Water Homeowners Association

## 2022 Annual Membership Voter’s Pamphlet

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This packet has been prepared to aid in your decisions concerning important matters before the Association and the fiscal year beginning June 1, 2022. In order to have a quorum and conduct business, we must have at least 36 properties represented in person, or proxy, or a mailed ballot.

If you want any more information on the issues presented in this pamphlet, we will have a question-and-answer session via Zoom on Saturday June 4<sup>th</sup>. Watch your email for the link. In addition, feel free to contact any of the volunteers below:

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Walter Orchard (Reserve Study).....	541-547-5474 or 541-606-0055
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# Meet the New Candidates, Contractors, and Volunteers

Quiet Water depends on capable and willing people to keep things running smoothly and efficiently. Please welcome these people and show your appreciation when you see them.

## CANDIDATES FOR THE BOARD

**Pierre Morin** and his wife Kara Wilde completed their new home at the corner of Jennifer Drive and Lori Lane and soon became welcome and contributing members of the Quiet Water Community. Pierre says: “I am 65 and retiring from my work as clinical director of a community based mental health clinic in Portland in June. I moved to Portland in 1997 and with my wife Kara to Quiet Water in September of 2021. In Switzerland, where I am from, I was trained and worked as a medical doctor. I love the outdoors and when I have time, I play some tunes on my saxophone.”



**Joan Cavin** served on the board for 3 years (2019-2021). She lives in Eugene but is often in Quiet Water which she calls her “happy place”. She enjoys bicycling, knitting, and weaving. Joan is also an active volunteer for the pool and takes care of glass recycling in Quiet Water once a week.



**Nan Scott**, longtime resident and veteran board member, has agreed to stand for election to serve out the second year of Doug Johnson’s board term. She says “when Pierre answered my plea for board candidates, I did not want to put him in the position of being new and the only resident board member. If elected, I hope my one-year term will ease the transition.”



## DESIGN REVIEW COMMITTEE CANDIDATES

This past year, the Design Review Committee was made up of five members – all volunteers with Loren Dickenson as chair. In order to free up volunteers, it was decided to reduce the number to 4 members (The CC&Rs specify a minimum of 3). All five members have agreed to stand for election, but you are asked to choose four. The four with the highest number of votes will serve on the committee.

The DRC is charged with reviewing building and remodeling plans to make sure they are in keeping with the restrictions and standards of the CC&Rs. They also have the responsibility to oversee all Common properties including the riparian area. Approval by the DRC is the first step in obtaining a building permit.

Candidates are **Loren Dickinson** (Yachats), **Ginny Hafner** (Yachats), **Stephanie Kimmel** (Eugene), **Peggy Lindsay** (Bend) and **Jim Welch** (Yachats and Laporte, Colorado)

## CONTRACTORS

**Kara Wilde** will be the new Financial Secretary whose contract is for \$4800 per year with the possibility of a \$600 bonus. Kara says: "I am originally from Australia and have a background in Environmental Studies, Natural Therapies and Process Oriented Psychology. I have been the Director and Registrar of the Processwork Institute and a Publishers Assistant. I love nature, art, and creativity."



**Brendan Lindsay** will continue as the Grounds Manager whose contract is for \$9000 per year. Brendan manages yard debris, maintains the walking trail, keeps drains clear, cleans the gutters and streets, and works on invasive and other weeds in the common areas. Brendan is also contracted now as pool manager 3 days a week during the season for \$1750 – part of the Pool/Spa Contract budget item.



**Linda Redmon** is a full-time resident living at 350 Combs Circle. She has agreed to be pool volunteer coordinator for \$1000 (part of the Pool/Spa Contract budget item) for the season so that the pool can be opened for 10 weeks this summer.



**Will Williams** will renew as our mowing contractor. He mows the common areas and line-trims using his own equipment and personnel at least 12 times a year for \$1140 per cycle. The new contract will include mowing of all undeveloped private lots that are accessible. Lots with houses are still the responsibility of the owner.

## VOLUNTEERS

The list is long and yet incomplete. Find a place where you can lend a hand to the community. There is always room.

**Chareane Wimbley-Gouveia**, continuing board member

**Christine Orchard**, Financial Secretary training

**Doug and Joan Johnson**, you name it!

**Hasso Hering**, Ripples contributor

**Jim Welch**, Kayak Racks and bird houses, riparian watch

**Joan Cavin**, glass recycling, pool volunteer

**Katy Koestler**, recycle bin management

**Loren Dickinson**, Kayak Racks, DRC liaison

**Mike Burke**, Kayak Rack Builder

**Peggy Gray**, gardener, sweeper, mulcher

**Rebecca Owen**, Deposit cans and bottles, weeding

**Steve Kriegh**, builder, "logger"

**Tony and Shana Chandler**, Recreation area

**Wally Orchard**, Web and Reserve Study, Kayak racks

Quiet Water Homeowners Association					
Proposed Consolidated Budget 2022-23					
Line #	Account	Account Name	2021-22 Budget	2022-23 Proposed	
<b>Income</b>					
1	4.0.000	General Beginning Balance	0.00	2,000.00	
2	4.0.100	General Reserve Carry Over	78,000.00	61,000.00	Carry Over and
3	4.1.000	LCA I Beginning Balance	27,200.00	15,000.00	beginning balance
4	4.2.000	LCA II Beginning Balance	18,200.00	18,310.00	are estimates and
5	4.3.000	LCA III+ Beginning Balance	6,000.00	6,030.00	subject to change
6	4.3.010	LCA III+ Carport Carryover	898.00	898.00	at close of financial
7	4.4.000	LCA IV Beginning Balance	7,800.00	7,846.00	year.
8	4.6.000	Riparian Beginning Balance	900.00	3,500.00	
		<b>Total Carry-Over</b>	<b>\$138,998.00</b>	<b>\$114,584.00</b>	
10	4.0.101	Transfer from General Fund to Reserve	7,235.00	1,710.00	Should be >\$2K
12	4.0.102	Transfer from Riparian	0.00	0.00	
11	4.6.001	Transfer from General Reserve to Riparian	2,500.00	0.00	
		<b>Total Inter-Fund Transfers</b>	<b>\$9,735.00</b>	<b>\$1,710.00</b>	
13	4.0.001	Donations	0	400.00	
14	4.0.002	Interest Income	900.00	220.00	CDs have closed
15	4.0.003	Late Fees	50	200.00	
16	4.0.004	General Operating Assessments	56,100.00	56,540.00	
17	4.0.005	Pool Use Surcharge		500.00	~ \$30/user for season
18	4.0.007	Rebates and Returns	0	0.00	
19	4.1.001	LCA I Assessment	5,800.00	6,000.00	\$145 to \$150/qtr
20	4.2.001	LCA II Assessment	3,600.00	3,740.00	\$125 to \$130/qtr
21	4.3.001	LCA III+ Assessment	120.00	120.00	Remains \$5/qtr
22	4.3.011	LCA III+ Carport Assessment	1,120.00	1,160.00	\$140 to \$145/qtr
23	4.4.001	LCA IV Assessment	1,776.00	1,836.00	\$145 to \$150/qtr
		<b>Total Current Income</b>	<b>\$69,466.00</b>	<b>\$70,716.00</b>	
		<b>Total Carry-Over and Income</b>	<b>\$208,464.00</b>	<b>\$187,010.00</b>	
<b>Expenses</b>					
27	5.1.501	Pool/Spa Electricity	700.00	1,100.00	
28	5.1.502	Pool/Spa License	0.00	780.00	
29	5.1.503	Pool/Spa Liquid Petroleum	0.00	1,000.00	
30	5.1.504	Pool/Spa Water and Sewer	1,300.00	1,400.00	
31	5.1.505	Pool/Spa Telephone	10.00	170.00	
32	5.1.506	Pool/Spa Supplies	300.00	900.00	
33	5.1.507	Pool/Spa Maintenance/Training	500.00	1,000.00	
34	5.1.508	Pool/Spa Contract	0.00	3,600.00	
35	5.1.510	Tennis Court & Basketball Maintenance	100.00	100.00	
		<b>Recreational Area Operations</b>	<b>\$2,910.00</b>	<b>\$10,050.00</b>	
37	5.1.000	Contingency	250.00	100.00	
38	5.3.002	Property & Liability Insurance	2,350.00	2,500.00	
39	5.3.003	Annual Meeting Expense	200.00	200.00	
40	5.3.005	Dues, Fees, and Subscriptions	60.00	150.00	
41	5.3.006	Director's Expense	0.00	0.00	
42	5.3.007	Bookkeeping Services	5,400.00	5,400.00	
43	5.3.008	Common Area and Debris Contract	9,000.00	9,000.00	
44	5.3.009	Professional Services	400.00	400.00	
45	5.3.010	Federal Income Taxes	420.00	250.00	
46	5.3.041	Transfer to General Reserve	7,235.00	1,710.00	Should be >\$2K
		<b>Administrative Expenses</b>	<b>\$25,315.00</b>	<b>\$19,710.00</b>	

Line #	Account #	Account Name	2021-22 Budget	2022-23 Proposed	
48	5.2.001	Copy and Duplication	200.00	200.00	
49	5.2.002	Postage	300.00	400.00	
50	5.2.003	Office Supplies	150.00	250.00	
51	5.2.005	Software and Maintenance	420.00	250.00	
		<b>Office Expense</b>	<b>\$1,070.00</b>	<b>\$1,100.00</b>	
53	5.1.001	General Work for Credit	100.00	500.00	
54	5.1.002	Equipment Maintenance	500.00	700.00	
55	5.1.003	Equipment Replacement	230.00	400.00	
56	5.1.004	Garbage Disposal	11,000.00	11,000.00	Debris Removal
57	5.1.005	General Fuel and Oil	125.00	200.00	
58	5.1.006	Grounds Supplies and Rentals	1,000.00	500.00	
59	5.1.007	Storm damage tree removal	1,000.00	1,000.00	Aging alders
60	5.1.008	Small Equipment Purchase	200.00	200.00	
61	5.1.009	Grounds Mowing Contract	11,200.00	13,700.00	\$800 to \$1140/cycle
62	5.1.010	Recycling Management	0.00	500.00	
63	5.1.011	Landscaping General	2,300.00	300.00	
		<b>Common Area Operations</b>	<b>\$27,655.00</b>	<b>\$29,000.00</b>	
65	5.6.000	Restoration Permitting	2,000.00	0.00	
66	5.6.001	Plants and Trees	450.00	450.00	
67	5.6.002	Materials and Supplies	450.00	450.00	
68	5.6.003	Mileage	0.00	0.00	
69	5.6.004	Riparian Wages/Work Credit	500.00	1,000.00	
		<b>Riparian Area Operations</b>	<b>\$3,400.00</b>	<b>\$1,900.00</b>	
71	5.1.101	LCA I Electricity	450.00	450.00	
72	5.1.102	LCA I Maintenance	500.00	500.00	
73	5.1.104	LCA I Repair/Replace	2,000.00	15,000.00	2nd carport roof
74	5.1.201	LCA II Electricity	350.00	350.00	
75	5.1.202	LCA II Maintenance	500.00	500.00	
76	5.1.204	LCA II Repair/Replace	2,700.00	2,700.00	asphalt path repair
77	5.1.301	LCA III Electricity	350.00	350.00	
78	5.1.302	LCA III Maintenance	300.00	0.00	
79	5.1.303	LCA III Paving	0.00	0.00	
80	5.1.304	LCA III+ Carport Expense	1,500.00	4,600.00	roof replacement
81	5.1.401	LCA IV Electricity	80.00	80.00	
82	5.1.402	LCA IV Maintenance	100.00	100.00	
83	5.1.404	LCA IV Repair/Replace	4,500.00	0.00	
		<b>Total LCA Expenses</b>	<b>\$13,330.00</b>	<b>\$24,630.00</b>	
85	5.1.509	Pool/Spa Major Repair/Replace	5,300.00	3,000.00	Winter pool cover
86	5.1.511	Tennis Court Major Rep/Replace	0.00	0.00	
87	5.1.512	Major Grounds Equipment	2,700.00	0.00	
88	5.1.513	Transfer Out from General Reserve	0.00	0.00	
89	5.1.514	River Path Repair	700.00	1,000.00	maintenance
90	5.1.515	Transfer to Riparian Restoration	2500	0.00	
		<b>Total Reserve Transfers/Expenses</b>	<b>\$11,200.00</b>	<b>\$4,000.00</b>	
		<b>Total Expenses</b>	<b>\$84,880.00</b>	<b>\$90,390.00</b>	

## BUDGET EXPLANATION

Each year, the Board develops a budget for the next fiscal year and estimates income and expenses based on current projects, past history, and economic conditions. Our bylaws require that the General Fund (GF) budget be balanced within expected General Assessment income and General Fund Expenses including an amount transferred to reserves recommended by the Reserve Study. Whenever GF income is less than GF expenses and transfers, a General Assessment increase is warranted. We are not proposing an increase this year, but it is likely next year.

Roof replacement costs have increased from \$6 to \$8 per square foot and carport roofs are nearing the end of their expected life, therefore the reserve study recommends that each member with a carport pay an assessment of \$150 per quarter. For LCA I and IV, this is an increase of only \$5 per quarter. However, that would be \$10 per quarter for LCA III and \$25 per quarter for LCA II. The board decided to make the increase for LCA II and III more gradual and incremental in the following years. Roof replacement for the second carport in LCA I is scheduled this next year.

Despite a shortened season (June 30 – September 6, closed on Tuesday and Wednesday) and the use of volunteers for the weekends, pool operational expenses are expected to exceed \$1000 per week. An additional voluntary surcharge for pool use (\$30 for the season) has been added to the budget to keep from having to raise assessments for all. Additional needed pool repairs will come from reserves.

Explanations of some line items are noted to the right of the proposed budget.

A YES vote on the budget authorizes income and expenses as budgeted.

A NO vote would mean current income and expenses would be limited to those authorized in the 2021-22 Budget. The pool could not open, LCA assessments would not increase so carport roof replacement would be delayed, and the mowing contract would be rolled back to common areas only.

## AMENDMENT TO COMMUNITY RULES REGARDING BOAT STORAGE AND LAUNCH

**Rationale:** The riparian area is fragile and subject to erosion when boats are stored at length on the bank near the water. Canoe/Kayak racks have been constructed outside the riparian area so there is no need to store craft on the bank. Furthermore, launching boats in unauthorized areas is already prohibited. Fines are more likely to encourage compliance.

In Community Rules: Common and Limited Common Areas

Rule 6: Boats, canoes, and other water recreational craft may not be left in **the riparian area at any time without written permission of the full board or in** any common or limited common area for more than ~~10 days~~ **3 days unless stored on racks provided.**

Rule 7: Access of boats to the river is allowed at the user's own risk at the designated launch area only; that is, the river bend access at the drainage culvert. **Violators are subject to a \$25 fine per instance.**

## BALLOT MEASURE CONCERNING WATERWAYS RIPARIAN RESTORATION PROPOSAL

More than 10 years ago, the Board began working with Walama Restoration of Eugene, a non-profit involved in environmental stewardship and education, to develop a comprehensive plan for the riparian area of the Yachats River in Quiet Water. The plan, posted on the QW web site (<https://www.qwha.org/riparian.html>), was presented and accepted by the City of Yachats in 2012. During the next two years, extensive planting on top of the bank was carried out by QW volunteers under the supervision of Walama. Many of those trees, especially along the north reach of the river are now established and doing well. The next phase of the plan involved sloping the bank along the narrower and more vulnerable west run of the river and planting willow fasciens which would provide bank stabilization and protection for fish and native aquatic plants, but this involved getting permits from the Oregon Department of State Lands (ODSL). Why is unclear, but ODSL never granted the permits or even visited the site.

Now ten years later, we are faced with even more erosion and bank separation that has become critical near properties in LCA I and LCA II which are closest to the river. In 2020-21, again the Board sought help from outside sources. Bob Noble was instrumental in researching possibilities and asked Waterways Consulting, a small, full-service civil engineering, land surveying and environmental consulting firm from Eugene, to provide a proposal.

The proposal from Waterways is not to exceed \$9,260 and encompasses the following:

Engineers	Hours	Description	Budget
2	8	Project administration and meetings	\$1,130
3	22	Site Investigation	\$3,070
3	36	Assessment and Recommendations	\$4,460
Varies		Mileage (0.575/mile)	\$600
<b>TOTAL</b>		<b>Not to exceed...</b>	<b>\$9,260</b>

This is only “fact finding” and does not include any project cost. It would give us an idea of what can be done, but without seeing our situation, the lead engineer estimated that total cost would be around \$200,000. This would be a bio-engineered solution with natural elements of logs, plants and rock, and the design would be for the protection of the river – not only private property. The company has a good bit of experience in dealing with ODSL and advised that a total ecological solution would probably be permitted, but a solution for only private property would not. If we hire them for the fact finding, we are not obligated to move ahead with the project, but ethically, we could not use their technical recommendations to shop for someone else to do the project. If we did decide to move ahead with their plan, we could apply for grants from several sources to help defray cost, but there are no guarantees.

If we decide to do something, no matter who does it, it will likely be expensive. If we decide to do nothing, it will likely be expensive in other ways.

A YES vote authorizes the expenditure for the fact-finding phase and amends the budget to spend the money from the reserves. A NO vote accepts the status-quo for the time being.