

Quiet Water Board of Directors Meeting, March 9, 2014

Approved 3/11/2014

In Attendance: Board Members Wally Orchard, Paul Haley, Mari Irvin, and Mick Rothbart (by speaker phone), Nan Scott Treasurer, and Dan Motley resident

Meeting Business 12:00 Noon

1. Financial Report/ Nan Scott

There is a need to rectify the fund and account in the budget with riparian in the title. This will make it clear where to record funds spent on the riparian area. The items are:

Riparian Restoration FUND (beginning balance \$20,000)

5.1.010Landscaping--Riparian Account (beginning balance \$3000)

The Board decided to combine the two items into the larger Riparian Restoration FUND, that is, transfer the appropriate funds from the smaller account into the larger FUND and spend from the larger FUND. The Board directed Nan Scott to make the changes.

Nan also noted that the pool/spa water and sewer account was over budget due to a broken pipe and water leak during this winter's freeze. The landscaping--general account was over budget due to unexpected tree work in the common area. On the positive side the pool/spa liquid petroleum account was 65% under budget due to savings resulting from Dan Motley's research.

2. Ductless Heat Pump Discussion

Due to recent member interest the board discussed the issue of ductless heat pumps in QW. There were 2 recent ductless heat pump installations in cabins in LCA2. These were installed without consultation with the DRC. The DRC asked the Board for direction in deciding what to do about new requests and the existing installations. In discussion the Board was generally sympathetic to these new technologies. Heat pumps are not allowed in the CC&Rs for the reason of noise. In 1985 heat pumps were large and noisy. The ductless units under discussion are smaller and quiet. Because the new technologies do not violate the spirit of the noise factor in the CC&Rs the Board directed the president, Wally Orchard, to inform the Design Review Committee (DRC) that requests to install ductless heat pumps that do not violate the sound output of 50 decibels for the outside

unit can be approved. Fifty decibels is the sound level of a modern refrigerator. Further requirements regarding the visual appearance of the outside units can be applied by the DRC.

Stemming from this issue, the Board will propose an amendment to the DRC Procedures and Practices at the upcoming Annual Meeting of the membership. It was also decided that if the membership voted against these changes to the DRC Procedures and Practices then existing heat pump installations would be “grandfathered in” and would not require removal.

3. Riparian Plan/Evaluation/Future Work

This year’s planting is complete. The work was accomplished using volunteer and “work for credit” labor, with great economic savings. Due to a number of factors more evergreen trees were planted than are called for in the city-approved plan. Paul Haley proposed that in the next planting season we evaluate the quantity of surviving evergreen trees and adjust the amount to conform to the approved plan and replace overplanted surviving evergreens with alder trees.

To counter the severe erosion behind LCA 3, the Board has an agreement with Walama Restoration to proceed with riverbank profiling as previously approved by the membership. This work will be done in late summer, when the river is at its lowest point, followed by some plantings in the winter to stabilize the bank. There will be a brief educational presentation of these plans at the annual meeting.

The Board proposed to extend the path work done as more wood chips become available in the fall.

4. Next Year’s Budget

At this time 3 proposed changes were mentioned. The ground--maintenance contract be increased from \$8000 to \$9500, the pool/spa maintenance account be increased from \$500 to \$750 due to possible pool pump expenses, and the changes mentioned earlier in the Riparian FUND.

5. Annual Meeting Planning

This year’s Annual Meeting is set for **Saturday June 14, 2014**

Meeting Adjourned 3:15 PM

Prepared by Paul Haley, Quiet Water Secretary