

**Quiet Water Board of Directors Meeting, April 27, 2013**  
**Approved 5/9/2013**

**In Attendance:** Board Members Wally Orchard, Paul Haley, Mick Rothbart, and Mari Irvin, Treasure Nan Scott, Greg Scott, Bob Noble, and Dan Motley

**Meeting Business: 3:00 PM**

**1. Riparian Area Planning**

The Board proposed to contract with Walama Restoration of Eugene to implement a major erosion control project in the riparian area for this upcoming planting season. Walama submitted a budget outline for work totaling \$20,000 as asked for by the Board. Paul Haley was asked to return to Walama for clarifications and to ask Walama to draft a more specific plan that could be presented for the upcoming annual meeting. We will not be able to implement the entire original approved plan but we are interested in erosion control measures such as tree and shrub planting. The means by which QW would pay for this was the topic of discussion latter in the meeting.

**2. Reserve Study**

Bob Noble and Greg Scott updated numbers in the reserve study. They found that the LCA reserves are in good order and no change in the LCA assessments are needed at this time. The only change was a reduction in the LCA assessment for LCA 4. The board expressed appreciation for all the fine work Bob and Greg have done to increase the quality of the reserve studies.

**3. Budget 2013-2014**

Member Dan Motley graciously researched the contract we have with our propane supplier. Dan's thorough research indicates that we can save approximately 20% on the cost of propane by changing contractors. The Board authorized Dan to contract with Co-Energy the vendor with the best reputation for reliability and fuel costs.

Treasurer Nan Scott presented a draft budget for the 2013-14 fiscal year. She indicated that the increase in operational costs has reduced the amount transferred to General reserves. We cannot continue to under fund the General reserves. She recommended a General assessment increase that would cover operational costs and bring the General reserve transfer more in line with the recommendations of the reserve study. In contrast to the LCA Reserves, for which funding is adequate, the General Reserves are not adequately funded at present. The Board agreed on an increase of \$5/month for improved lots and \$2.50/month for unimproved lots. A General Fund budget of \$52,230 will be presented to the membership for adoption. A notice of the intent to increase the General assessment will be sent to the membership before May 1 to meet the 30day notice requirement.

As we did not obtain grant funding from Oregon Watershed Enhancement Board for riparian restoration, the Board discussed alternative ways to fund the project. After much discussion the following was moved, seconded, and passed unanimously:

The Board authorizes an inter-fund transfer of \$20,000 from the General Reserve to a new restricted fund called Riparian Restoration. Pending budget approval by the membership, the Board will contract with Walama Restoration to continue and complete the proposed riparian restoration and bank stabilization. Although it is understood that the General Reserve will need to be repaid, a repayment plan will be proposed at a later date.

#### **4. Site Manager Misc.**

Site manager Joan Johnson proposed two items. First, that a Job Corps crew be hired to clear invasive holly in the wetland between the tennis court and the highway. The Board decided to have Joan follow up on that idea and inform the board on her findings. The second proposal was to hire a contractor to remove moss on the LCA carport roofs. Joan provided an estimate. The Board approved this idea and an appropriate amount was put into next year's budget for the task.

#### **5. Other Misc.**

The Board has contracted with Jeannine Jansen as Financial Secretary as of June 1<sup>st</sup> following the resignation of Christine Orchard.

Meeting adjourned 7:00 PM  
Prepared by Paul Haley, Secretary QWHOA