

# **Quiet Water Board of Directors Meeting- June 28, 2011**

**Approved 7/3/2011**

In Attendance: Wally Orchard, Paul Haley, Ken Aebi, Bob Noble, Nan Scott, Greg Scott, and for part of the meeting Chad McQuade and Mayor Ron Brean.

## Meeting Business:

1. Meeting began at 3:00 pm at Ken and Mary Aebi's home with a report on a conference call between Bob Noble, Ken Aebi, Nan Scott and representatives of Northwest Community Management (NWCM). A series of questions were generated and NWCM responded. One question was to inquire about the whereabouts of the May 7, 2011 board meeting minutes and a request for an electronic copy of the June 2010 Annual Meeting minutes. The 2010 Annual Meeting minutes need to be completed and approved by the membership. The board sought financial transaction history, information on who has signature rights on QW bank accounts, and information to rectify discrepancies between the approved budget and the budget presented to this board. NWCM were found to be competent and helpful.

The board, through discussion, raised the questions if we want to continue with the present financial contract and was there a problem with our previous accounting and financial system that prompted the change to a professional business to manage our finances? The new system is more expensive and is it justified in light of an already functioning system? In discussion of the NWCM contract, the board sees the NWCM as competent, but identified a problem with obtaining accurate and especially timely information. NWCM presents information in a more complicated and less useful manner than the previous system. It is thought that the previous system was working well and that it could be restored. Nan Scott and Christine Orchard who have done this job in the past consented to work as contract workers to do this work for our community, should we choose this option.

A motion to terminate the NWCM contract was made, and after considerable discussion, was passed unanimously pending member responses to a web based survey Greg Scott and Bob Noble were asked to create. The reasons for this decision will be explained in the survey. The board wants to inform and receive feedback from the membership regarding this decision.

2. Chad McQuade attended the meeting and was asked to relate to the board any issues that the board could be helpful with. He identified an issue with the recycling that will be brought up in the upcoming issue of the new "Ripples" newsletter. Painting the inside of the pool was discussed. Chad will help Valorie Schuelke get some equipment needed for this project planned for July 22 and 23. The contract with the landscaper was discussed. Chad felt that the approximately \$1800 per month costs (for the months of March through October) of the present contract was a fair market value and the best we could expect for a competent contractor. Satisfaction with the present contractor's work was expressed. The Board discussed our need to re-visit this issue in the future and evaluate where we could limit cutting or reduce expenses.

3. The board met with the mayor regarding the riparian area. He graciously came to the meeting. The mayor was asked if QW residents could meet the obligations of the riparian ordinance without an expensive professional plan. The mayor was encouraging that QW could be compliant with the ordinance with plans and efforts by our membership. He expressed a willingness to work with us as we develop a staged plan to rid areas of invasive plants and to plant native plants to restore the habitat. The board felt it would be beneficial to start with a manageable sized project that we could have success with. In discussion the board felt that we need to have a professional to do some type of plan so we have an overall direction as we work on the task in small manageable pieces. We will attempt to find someone who can do this planning work and find out what it would cost.

4. The Design Review Committee (DRC) was discussed. We did not elect a new committee at the most recent annual meeting. There needs to be a new election of DRC members. A special meeting of the membership in September was discussed and this would be an appropriate time to elect new members. It was determined to ask the previous members to serve until such a meeting is held.

5. The board discussed the need for a reserve study to ascertain the facility needs in relation to the funds available. This is necessary to create an updated draft budget that is scheduled for the next board meeting.

6. On the suggestion of Nan Scott we set dates for regular board meetings to coincide with the Quiet Friends gatherings. There will be board meetings on December 3, 2011, and March 3, 2012. The next board meeting will be on July 30, 2011 at 10:00 am at Greg and Nan Scott's house. We will organize a special meeting of the membership on September 3, 2011 at 9:00 am to take care of business that was omitted this past June Annual Meeting.

7. The meeting was adjourned at 6:30 pm

Prepared by Paul Haley, QW Secretary