

**Quiet Water Board of Directors Meeting, August 25, 2012**  
**Approved 9/5/2012**

**In Attendance:** Board Members: Wally Orchard, Mick Rothbart, Mari Irvin, Paul Haley: Also Present; Bob Noble, Loren Dickinson, Sherry Dickinson, Lynne Dimmick, Jacqui Lichtenstein, Nan Scott (Treasurer), Christine Orchard (beginning of meeting)

**Meeting began at 10:00 AM**

**Report: Treasurer**

Nan Scott, treasurer, presented the budget to date noting that the pool's propane budget is exceeding the amount budgeted. Nan pointed out that this is an important consideration as the Board decides to keep the pool open 2 weeks longer in September this year. Otherwise the budget is on target.

**Report: DRC**

Loren Dickinson reported that the committee approved roof work for the Beshears' home.

**Report: Carports/Pavement Sealing:**

Bob Noble, who is leading the effort for the parking area improvements, reported that volunteer work parties were organized in August to clear the vegetation around the carports and to remove dirt in contact with the structures. Additional damage was discovered in this process that increases the estimated price of the project. As of now the cost is budgeted at \$6400 for the carpentry improvements and painting of the structures in LCA 1,2 & 3. The project is using a concrete siding product that is significantly better than the original. Seal coating of the pavement is planned for the last weeks of September. Seal coating is predicted to last between 3-5 years. The parking areas will need repaving in 5 years. The approximate cost at today's prices for the full repaving will be \$30,000. A volunteer work party is organized for late September to finish the work of placing rock around the base of the carports to prevent future damage.

**Contracts:**

The Board decided it would be preferable that contracts entered into be for the fiscal year (May 31-June 1)

**Bear and Garbage Problem:**

Chains have been installed around the dumpsters and the tops have been fitted with a chain and carabineer system that hopefully will deter bears. Members and guests will have to fasten the tops properly for the system to work. Mari Irvin consented to make signs reminding users to secure garbage tub lids after use. In addition educational brochures provided by ODFW have been distributed to QW homes.

**Weeds, Commons and Owner's Areas:**

The Board decided to send a message to QW lot and homeowners about invasive weeds such as blackberry, scotch broom, and holly. The message would urge owners to remove invasives on their property.

**Landscape Maintenance:**

It was noted that the present landscape contractor is not doing an adequate job. The Board is looking into other contractors for the upcoming mowing season.

**Quiet Water Volunteers:**

It was noted that when volunteers are called for only a certain set of members respond. Of course there are many reasons for this but the entire membership benefits from the efforts of this few. In light of this Wally Orchard has proposed that we monetarily compensate QW volunteers. Nan Scott reminded the Board that this idea has budget consequences. It was determined that the budget could accommodate compensation with a structured program. The Board proposes to credit a member's assessment \$10 for each hour worked. The program will apply only to the organized work parties that happen 2-4 times per year. These work parties will be organized by email. This project is an experiment and will be evaluated at fiscal year's end in terms of its effect on the budget.

**Executive Session:**

The Board met in Executive session for 1 hour following the regular meeting. Meeting adjourned at 1:30 PM

Prepared by QW Secretary Paul Haley