

**Minutes of Quiet Water Annual Meeting June 14, 2014**  
**Approved June 13, 2015 at Annual Meeting**

President Wally Orchard called the meeting to order at 10:10 AM and welcomed members present. Christine Orchard read a letter from former Board member Mick Rothbart, unable to attend due to family illness. Mick praised the Board members for their accomplishments.

## **1. Meeting Business**

Adopt draft minutes from the June 1, 2013 Annual Meeting. The minutes were adopted by a unanimous show of hands.

## **2. Reports**

### **President: Wally Orchard**

Wally talked about this year's accomplishments that I will list for brevity sake.

- Work for credit volunteers and Natural Resource Crew volunteers planted extensively in our riparian area and covered the path. Wally called for awareness and protection of marked plants.
- Wally called for a solution to unwanted non-member fishermen on QW property. Comments made it clear that fishing cannot be prohibited. Bob Noble made a motion to have the Board develop a no trespassing plan. Motion passed by show of hands.
- Unexpected expenses this past year included a burst pipe in the pool area that lead to a large water expense, 2 large alders damaged by storms that needed removal from the commons, and an increase in pool expenses including new water heaters and increase fuel costs.
- Yachats Youth Program will use the pool this year for their continued successful swimming program.
- The Board decided to allow ductless heat pumps due to multiple member requests and units already installed.
- The need for a new QW sign was discussed.
- The costs of LCA paving were outlined and the lack of relevant funds in LCA reserves noted.
- The property managers, Joan and Doug Johnson, were praised. This will be their last year doing the job. Also pool manager, Judy Line, was praised and this will be her last year. Jeannine Janson,

financial secretary, was praised for an outstanding job and will continue in her position.

### **Treasurer's Report: Nan Scott**

A final year-end report was passed out. Nan stated that the budget was in good order. There were no questions. The 2014-2015 Budget was included in the meeting packet as well as the financial report through April.

### **Site Manager's Report**

Doug and Joan Johnson were unable to attend and asked Wally Orchard to read their report. They asked for help in removing invasive plants on the property in general and in the riparian area. They emphasized that it is legal to remove invasive plants from the riparian area as long as done by hand. The bears are back so everyone is encouraged to close the dumpster chains properly. There will be a chipping party late summer before the rains. The pool chemical program received a great report.

### **Design Review Committee Report: Loren Dickenson**

Loren wanted to remind members to inform the DRC when doing any work on the exterior of their homes. This applies even if no approval is necessary. The committee has worked very hard this year. The board appreciated all the hard work.

### **Reserve Study: Greg Scott**

Greg Scott has updated the required by law reserve study. The major issue is the LCA reserves and the anticipated costs to pave the parking lots. The seal coating done last year did not last. Bob Noble mentioned that the parking lots should be swept or blown clear of the small gravel in that it grinds the surface leading to a shortened life. Greg emphasized that more funds to the LCA reserves are necessary in that the paving will need to be done before the planned 5 years.

### **Riparian Report: Paul Haley**

Paul Haley did a Powerpoint presentation on 2013-2014 accomplishments and 2014-2015 plans. It was noted that volunteers have done all the work this past year that includes the reed canary grass project by the pool, path covering in the lower reach of the river, and the planting, caging, and watering of 214 new shrubs and trees. Although there was \$23,000 in the riparian budget this year

only \$1860 was spent. The plans for this upcoming year include a bank-profiling project behind LCA3 to be done by contractor Walama Restoration of Eugene, and a *Vinca minor* (periwinkle) suppression project by the Murphy's cabin. Next spring will be the time to plant the covered area by the pool. The area was covered to suppress reed canary grass.

### **3. Quorum**

Secretary Paul Haley certified that a quorum was achieved. Forty-eight properties were represented either in person or by proxy. Thirty-seven properties are necessary for a quorum.

### **4. New Business**

**Vote on the budget:** A motion was made to pass the budget, seconded, and passed by a show of hands vote with all voting in favor with the exception of 1 opposed.

**Vote for 2 new members to the Board of Directors:** Mary Wiltse and Bob Noble were elected by a majority of those voting by secret ballot. No other candidates were on the ballot.

**Vote for 5 members of the Design Review Committee:** Loren Dickinson, Stephanie Kimmel, Claudia Price, Anne Noble, and Isabel Prusinski were elected by secret ballot with Joyce Paladino and Dan Motley as alternates in that order.

**The vote to accept the gift of a granite Japanese Lantern** from the Scotts was withdrawn from the ballot. The Scotts graciously withdrew the offer due to opposition of homeowners near where the lantern was to be placed. The Scotts were thanked for the offer of the gift.

**Vote on the proposed changes to the DRC rules regarding CC&R banned technologies.** The exact wording of the proposed rule change is: "*The DRC may deviate from proscribed requirements when technology or materials evolve to eliminate or mitigate problems and the Board agrees that the modifications are consistent with original intent of the CC&Rs and Bylaws.*" This proposed change generated considerable discussion. There were members that felt the CC&Rs are cast in stone and the board

has no authority to make any change without the prescribed process. There were also those that felt that the reason the specific technology heat pumps were prohibited in the CC&Rs, written in 1985-86, was due to their sound intensity. Heat pump technology has evolved to have much lower sound intensity therefore no longer violates the intent of the CC&Rs. Other examples of CC&R banned technologies were cited such as satellite dishes, Hardiplank siding, and vinyl windows that are installed on many homes in QW. The rules change passed by a majority vote, 47 for, 1 against. Vote was by secret ballot.

## **5. Other Business**

1. Member Dan Motley expressed a desire to have anticipated assessment bills available before the annual meeting and to have only members of an LCA vote on assessment.
2. Member Dan Motley recommended that the Board form a committee of concerned members that would review the CC&Rs, Bylaws, and DRC regulations to improve these by amendment or deletion in the proper manner. New Board member Bob Noble expressed an interest in this task.

## **Meeting Adjourned 12:15 PM**

Prepared by Paul Haley, QW Secretary