

Quiet Water Board of Directors Meeting September 4, 2016

In Attendance: Board members Sherry Dickinson, Bob Noble, Wally Orchard, Mary Wiltse; Treasurer Nan Scott; Pool Managers Joan and Doug Johnson; QWHA members Larry Brice, Paul Haley.

The meeting commenced at 2:12 p.m. at the home of Mary Wiltse.

1. Board position assignments

Wally Orchard will continue as President with Bob Noble assisting. Mary Wiltse will continue as Secretary with Sherry Dickinson assisting.

2. Financial report

Treasurer Nan Scott presented the Financial Report as of August 31, 2016. One property owner is in arrears for the 4th quarter of the last fiscal year and the 1st quarter of this fiscal year totaling \$610. The owner has made no response to reminders from Financial Secretary Jeannine Janson. The Board decided that if money is still owed following the next quarter due date, Nan will notify the board and the member with the delinquent account will be contacted by the board. All other accounts are current. Earnings from the Synchrony accounts continue to be strong and are running above budget so far this year. The general fund is in the 'red' by \$2,190, primarily because pool expenses fall heavily in this first quarter and garbage collection and ground maintenance are higher during these months. Two corrections in the Financial Report are suggested by the board: Line item 5.6.007 balance needs to be changed from \$11,000 to \$0; line item 5.1.508 'Pool/Spa Wages' needs to be changed to 'Pool/Spa Contract'. Nan will make necessary corrections and the corrected Financial Report will be ready for posting on the website.

3. Paving of LCA parking lots

Bob Noble reported that parking lot pavement rehabilitation is scheduled for September 12th through 14th. Gator patching will be done in high traffic areas and two coats of sealant will be applied. Bob has been in much discussion with contractors regarding the inadequate job done this last year and the need for satisfactory reparation work this time around.

4. Repair and painting of common area structures

Wally Orchard reported that contractor Brad Webb has started on repair/replacement of dry rot and resulting structure damage on carports and garages. Brad is coordinating his work with contracted painters, "Most Wanted Painters". Moss removal on common area roofs will be done. Work is expected to be completed in a month or so, weather dependent. There was a question about the need to paint interiors of carports in order to prolong longevity of the structures. Wally will discuss this with Brad.

5. Damage to walkways

Bob Noble noted that in LCA 1 and 2, tree roots are pushing up walkways. Several areas have already been repaired and several others still need repair. Doug Johnson noted that a tree root is cracking the blacktop on the driveway to the parking area of LCA 4. Asphalt walkways will be sealed because of loose rock. Another notable problem is the damage to walkways and lawn by 'construction transportation'. The board will request that the DRC write a statement to all homeowners regarding the need to have DRC approval for all access of 'construction transportation'. Items to be included: where those vehicles can drive, where they can park and where construction materials can be placed.

6. Condition of homes/lots and maintenance practices

Several Quiet Water developed and undeveloped lots need maintenance attention. A letter, referencing the specific statements in the QWHOA CC and R's regarding upkeep of property, will be drafted by Bob Noble and, after board approval, this letter will be sent to all Quiet Water members with a specific time limit for repair work to be done.

7. Swimming Pool

Board members agreed in that the YYFAP swimming classes went well with good in-pool adult supervision and adult 'spotters' at poolside. YYFAP sent a letter of thanks. It is agreed that this is a good service to our community. Bob Noble added that with extensive research, QWHOA is as legally protected as can be. Doug and Joan Johnson, this season's contracted Pool Managers, suggested that pool hours be shortened, perhaps by closing the pool at 6 p.m.

They will also check into the price of an automated every two-hour chemical check that is compatible with the current pool mechanics.

8. Pool management next year

Joan and Doug Johnson will not be the contracted pool managers after this current season.

9. Chipping of woody pile

A large pile of woody debris has accumulated and needs chipping. Wally suggested requesting assistance from Job Corps. Other areas that Job Corps could assist with are river bank and river trail work.

The meeting was adjourned at 4:00 p.m.

Minutes recorded by Mary Wiltse