

Draft Minutes
Quiet Water Board of Directors Quarterly Meeting
April 10, 2022
2 pm - 4 pm
Via Zoom

Attendees: President Nan Scott, Vice President Doug Johnson, Secretary Chareane Wimbley Gouveia, DRC Chairman Loren Dickinson, Jim Welch. Excused Absence: Bob Nobel. Members: Laurel Driskill, Kelly Lattig, Kendra Carver, Linda Redmond

Meeting called to order at 2:00 pm by President Nan Scott

Minutes from the February 6, 2022 Board Meeting are on the QWHA Website.
Treasurer's Report prepared by Nan Scott due to Bob's absence.

Fourth quarter association dues are being paid at the normal rate. Payments are due in May. A property owner in non-compliance is making progress in fixing up the property. Recreation area expenses are currently 10% above budget and will be higher by the end of the quarter due to higher electricity costs than budgeted. All other expense categories are within budget in spite of a few line-item overages. The largest overage is the LCA1 Repair/Replace line item due to the unbudgeted need to replace the carport roof that leaked. Through March, total expenses are 70% of the budget.

Design Review Committee Report

- The DRC supports the height variance for the home being built by Kendra Carver and Kelly Lattig on lots 53 and 52, located along the east side of Combs circle where it intersects with Yachats River Road. Loren noted that the house is sited down from the bank and the variance will not be noticed. The Board voted unanimously to support the variance.
- Clayton Paulson, owner of 260 Jennifer is having renovations done.
- Marje Takei, owner of the lot at 271 Combs Circle is planning to build on her property. This is why contractor Stephen Lippencott's sign has appeared there although plans and drawings have not yet been submitted.
- John and Sally Pravel of 175 Combs Circle have a permit with the county and city and will start construction at the end of the month.

Kayak Racks

Jim Welch shared some kayak rack install date issues.

First, he wants them to be tied down for wind protection. Jim and Mike Burke will look at tie downs. Nan will order the racks and tie downs at the end of the month so they should arrive by mid-May. Mike Burke will help with installation.

Secondly, the kayak rack placement should be in the least intrusive location. The DRC is happy to help.

Riparian Trees

Loren showed photos of a large leaning alder in the riverbank. There's a concern that during high water, the tree's root ball could take out substantial soil from the bank. Can see by boat launch, but is pretty deep in the riparian area. We are concerned about loss of the embankment.

The other alder poses a danger to the public. There is a section in the riparian ordinance that allows a tree to be removed if it poses a danger. Normally, you'd let the tree fall and this would damage a sensitive embankment on the river. What do we need to say to do preventative work, but it's not known if the ordinance allows this.

Nan said the work must be permitted and recommends asking Katherine Guenther, the Yachats City Planner, for two permits. Katherine will determine if State Lands need to be involved. Horizontal trees could be a danger if the water pulls them and damages the embankment. These pose less endangerment. Jim said that he's happy to get the ball rolling.

Jim said another dynamic is we are asking Steve Redmond to do some pretty tough chainsaw work. Before committing Steve to do this work, Jim wants someone else on the board to hear his story. Alternatively, we need to find a contractor.

The Board decided to tape off the area near the boat launch and to block the spur path from the other side with branches and brush to discourage use of that alternate path.

New Business/Discussion/Action Items

Date and Agenda Items for Annual Meeting in June

The Board plans to hold the annual membership meeting in person, but will go online if necessary. A conflict with OSU's graduation was noted, but could not be avoided due to the calendar. The Board approved this schedule:

Date: Saturday, June 11

Time: 9:30 am - member greetings 10 a.m. - meeting begins

Location: TBA Nan will talk to the city about using the pavilion.

Agenda Items

- Advisory Committees to Assist the Board
- Carport Assessment Increase
- Candidates for Board and DRC

Advisory Committees

Nan reports it's been a difficult year being the only Board officer living full time in Quiet Water. She wants to get more participation by using advisory committees. Part of Nan's

problem is knowing who to contact for contractors. A contract advisor would be paid a percentage of the work contract for their advice. Nan spoke with Mac Creasman, and he initially expressed interest in pursuing it further. Advantages: Mac has a lot of contacts who could give QWHA bids.

Nan hopes advisory committees will do work and report their recommendations to the Board. The Board would make the final decisions so 3-4 people are not trying to do everything. The three advisory committees Nan proposes are:

- Riverbank. (Jim, Loren, Steve)

- Communication

- Pool

2022-23 Budget/Carport Assessment Increase Required

Nan had sent the draft budget for 2022-23 to board members prior to the meeting. There were no questions or suggested changes. Nan said that a proposed increase in LCA quarterly assessments is necessary because current assessments for LCA carports are not adequate to meet replacement cost over the short remaining life of the carports. Building costs were last evaluated for the reserve study in 2018. Since that time, the cost of reroofing has increased by 33%. The following increases in LCA quarterly assessments are in the proposed budget to be presented to the membership in June: LCA1 will increase from \$145 to \$150, LCA2 from \$125 to \$130, LCA3 from \$140 to \$145 and LCA4 from \$145 to \$150. According to the reserve study, all LCA carports should be increased to \$150 per quarter, but the board elected to present a more gradual increase. LCA2 and LCA3 may see increases next year.

Candidates for Board and DRC

Need to concentrate on boards and DRC, Loren is willing to serve.

Nan's Presidency is over after May. She thought that she'd run one more time, but her health has changed. Board members need to encourage others to step up.

Pool Spa Situation Update

Nan reported that Bob said the last time the pool was open, he logged pool use June 29th - Aug 5th and noted an average of 9 visits per day in this breakdown:

- 55% were owners

- 25% guests

- 20% renters

Bob also found a copy of a 2011 membership survey about the pool that asked 3 questions. The same dichotomy in the past continues to exist today: 32% thought the pool was a high priority and 38% thought it was a low priority. At some point, the Board

will face discussions to decommission the pool. We would need a vote of the membership to have a special assessment for the pool if something catastrophic happened. We have spent \$29,000 on pool repair/replacements from General Reserves in the last two years.

The pool is budgeted to be open this summer, but this hinges on having staff to clean, open, test and close it. Nan's effort to publicize the job with put up flyers has had little success. She contacted hotels and discovered QW can't partner with hotels because they have permanent employees taking care of their pools. It could be a great summer job, but the person must live here. Out of 56 responses to Nan's poll, only one member said that they would do it occasionally.

Nan wants to implement the pool advisory committee to contact respondents and find out who might help out. A member could get paid to coordinate other members to open and test the pool water.

Financial secretary position

Nan reported that Diane Burke would only be able take over the Financial Secretary position for 6 months because they will be returning to Arizona in the fall. We need to seek other candidates for the job who can work on an annual basis.

Watercraft storage

Nan proposed eliminating storage in the riparian area to protect it.

Old Business

River path Extension Budget Update

There is nothing in the budget for the riverpath extension, but \$2,000 has been allocated for bark mulch replacement.

Bank erosion - Waterways Proposal

Nan has not yet heard from the Kimmels, who volunteered to contact Walama Restoration in February. Nan is now thinking of getting a smaller bid from Waterways to just look at the bank closest to the houses facing bank erosion.

Timeline:

The new issue of Ripples suggested to be published 5/31/22. Written ideas and articles are welcome.

Nominations for Board offices/Meeting Packet Preparations - May

Annual Membership Meeting - June