

Draft Minutes
Quiet Water Board of Directors Quarterly Meeting
August 15, 2021
Pool Patio

Meeting called to order by Nan Scott, President at 2:08 PM

Present: President Nan Scott, Vice President Doug Johnson, Recording Secretary Chareane Wimbley-Gouveia, Treasurer Bob Noble, and DRC Chairperson Loren Dickinson

Member/Guests: Mercy Arndt, Joan Cavin, Sherry Dickinson, Joan Johnson, Glenn Graham, BeeGee Graham, Ginny Hafner, Christine Orchard.

Minutes and Reports

Minutes from the last Board Meeting (June 12, 2021) were approved (Motion Bob, Second - Doug, Unanimous).

Treasurer's Report: Bob Noble presented the Treasurer's Report which was approved. (Motion Chareane, Second - Doug, Unanimous).

Design Review Committee Report - Presented by Loren Dickinson

Loren monitors the riverbank and has noted there is much work to do, particularly with the removal of invasive species. Loren recommended the Board take action to schedule a few work parties to try and manage the growth. He will also update the Loren's Chore list on the website. Loren also reported that a homeowner planted a Sitka Spruce in LCA i next to the parking lot. Due to the inappropriate location and type of tree, Loren removed it and replaced it with an alder. Loren asked that QWHA members be reminded that all plantings in common areas need to be proposed to the DRC for approval prior to the planting.

Finally, Loren recommended that the Board and the DRC start thinking about fire safety. QW has stringent requirements about building materials and landscape design, but we should start thinking about fire safety as a community. Getting rid of the debris pile behind the tennis court was a good start.

Comments from Members about the Riverbank Path Project

Larry Brice - was not in attendance

Joan Cavin - Joan walked the new path with her dog and likes it. She said she knows construction makes a mess, but once it is narrowed, it will look more natural.

Joan Johnson - The dark color is what it is. But it won't be difficult for people with walking issues

Loren Dickinson - [This project] is fulfilling QWHA's agreement with the city to maintain the path.

Nan Scott - The city's adopted safe harbor rule says if there is a pre-existing structure within the riparian buffer, then it's okay to maintain it.

Mercy Arndt - the path materials don't seem to fit

Consent Agenda

Party for Jeannine and Mari. Due to the surge of the Covid-19 Delta variant, we will not hold an outdoor party on September 18. Instead, Nan suggested that folks send them cards and letters to express gratitude and best wishes on their move.

LCA IV Garage - Bob informed the board that roof damage inside of the garage was reported to him two weeks ago. He asked Wally Orchard and Loren Dickinson for their recollection of damage in the past. Brad Webb(sp) provided Wally with an assessment of all QWHA structures, and advised that we shouldn't put a new roof on top of an old roof. Brad recommended a complete roof tear off and that stainless steel flashing and nails be used. We should schedule the bid solicitation for January or February 2022 to get the job done at the best price next summer. Once the sidewalk project in LCA IV is completed, we probably won't have sufficient funds in LCA IV to fund a complete re-roof project in LCA IV, so by next quarter, Bob needs an approved plan to postpone or patch. Bob noted there's a tree overhanging the back of the garage roof that needs to be removed. Loren offered to help. Nan said she will ask the site manager to take care of the tree.

Swimming Pool Issues/Pool Manager/Spa Cover Replacement; Pool Check- Bob/Nan Mold issues have been addressed in the pool buildings and pumps were replaced in the equipment room. However, the spa pool cover has not yet been replaced. Emerald Pool and Patio has been contacted for a quote, and other quotes are being solicited.

Pool Manager - Bob has contacted Patricia Heddington of Yachats Youth and Family Activities about partnering to help find a youth to fill the pool manager job. Training the new pool manager would happen in February or March. Other leads were discussed. Although the pool manager position isn't full-time, the pool requires attention 7 days per week and every two hours during operating hours. In addition, the individual doing the job must be able to deal with the chemicals.

LCA Asphalt Path Project - Bob

Tree root eruption is damaging asphalt paths. Bob presented various options to fix the paths such as cutting out and backfilling with stone, or looking at concrete walks, and noted that contractors don't want to cut away and cover roots. The original asphalt work in LCA IV was deficient because the material can't stay hot enough during the transport from Lincoln City. What people want is a smooth service, and Bob would like more guidance from the Board about the brainstormed options. Roots will lift asphalt and concrete. The Board supports Bob talking to an arborist to take a look at the problem.

Riverbank Erosion Control - Bob

In order to minimize erosion, Bob intends to file an application for a fill /removal permit with the Oregon state Land Conservation and Development Commission (LCDC). In preparation, he's spoken with various parties and the City Manager of Yachats. The permit would be for the purpose of shaping the embankment in certain locations where we will plant willows and try and

curtail the undercutting of the embankment currently in progress. The State may allow us to bring in logs or try other strategies that enhance vegetation and stabilize the bank. Oregon will not permit rock. The Riverbank Restoration Plan is on the QWHA website. Regarding views of the river, Oregon Statute says that pruning is okay, so long as the plants are not disturbed, but the city is more restrictive. Nan asked if we could also slope the Boat Ramp area to limit erosion. Bob will investigate Nan's suggestion.

Updating the QW Website - Bob

Bob said that Wally Orchard agreed to be the website/webmaster again. Please send Bob anything that needs changing/updating so there is one point person to give the information to Wally.

Kayak Rack - Nan

A kayak rack down by the boat launch area is a good idea, but hard to implement. A wooden kayak rack that will hold six canoes from one source back east will cost \$1,000, but Nan is not sure how long it will last under our conditions. Member woodworkers said it might be cheaper to buy one and put it together than making one. Questions from guests included who will get to use them? Who will monitor and maintain them? Will there be any liability to QWHA for loss, theft, damage or injury if children play on it? Is a metal rack an option? Nan explained that use of the racks will be first come/first served.

Debris Pile Management - Nan

The huge debris pile that had accumulated over three years has been removed, but the bill was expensive. The site manager negotiated with Dahl for eliminating any dump fee for up to 8 tons of yard debris. Members are now asked to put leaves and grass cuttings on the side of the street for pick up or along the river path. Alternatively, members can fill the Site Manager's container and when it's full, she will take it to Dahl about every two weeks. There is an additional delivery fee of \$50 for this work.

Next issue of Ripples - Nan has adjusted the schedule from every two months to quarterly. She is inviting topics and writers to help with this popular feature. If you have suggestions, contact Nan.

Other: Nan distributed to the Board copies of "Goal 5 Rule Safe Harbor Standards for Protection of Riparian Areas" OAR 660-23-090 (8) and "Food for Thought Regarding the Riparian Zone" written by John Marshall.

The public portion of the meeting was adjourned at 3:30, and the board moved into executive session.

Executive Session Agenda

Properties in Arrears

The Board discussed two properties in arrears. One property is in arrears two quarters, and the Board is moving forward with a notice to lien the property.

Site Manager Compensation

The Board agreed 3 yes (Johnson, Scott, Wimbley-Gouveia) to 1 no (Noble) to address inequitable compensation for the site manager by distributing \$1200 in funds set aside for a bonus on a monthly basis retroactive to the start of QWHA's fiscal year. This decision has no impact on the current budget. Going forward, the Board agreed to re-evaluate expectations and equitable compensation with input from the membership before the next budget cycle.

Minutes respectfully submitted by Chareane Wimbley-Gouveia, QWHA recording secretary