

**Draft Minutes of Quiet Water Annual Meeting June 10, 2017
To Be Approved at QWHA Annual Meeting 2018**

Board Member Bob Noble called the meeting to order at 10:05 AM

1. Welcome from Board President Wally Orchard

All members welcomed. It was announced that the annual picnic/potluck, normally held at the pool area, will be relocated due to inclement weather. Mary Johnson offered to have us use her home (hangout). The pot luck will begin following the Annual Meeting and a brief Board meeting that will be held immediately following the Annual Meeting.

2. Meeting Business

A motion to approve the Annual Meeting Agenda was made by Wally Orchard - seconded by Jackie Lichtenstein. The Agenda was approved.

A motion to approve Draft Minutes from the 2016 Annual Meeting was made by Jackie Lichtenstein - seconded by Nan Scott. The Draft Minutes from the 2016 Annual Meeting were approved.

3. Reports

a. President's Report

Wally introduced new members – Jon Edwards, Linda Smith-Reichel, Peggy Gray, Denny and Joan Cavin.

Judy Line was noted as having been Site Manager for the past year and though she was unable to attend the Annual Meeting, she did have her contract renewed for another year. Her work has been above expectations and, consequently, Judy was given a bonus for good performance as defined in her contract.

Will Williams, the mower, also had his contract renewed. He does an excellent job and needs little supervision.

The pool/spa opening has been delayed until July 1st and the hours of operation have changed slightly. The pool will close in September based on usage and weather conditions but not earlier than Labor Day weekend. There will be a new pool manager, a young man recommended by the Johnsons – Addison (Addy) Stevenson. He will be performing weeding and removal of invasive species when not performing pool duties. YYFAP will again use the pool for teaching children to swim. They are super appreciative that we grant them access and we are planning to permit it again this year. This activity will take place over a three week period in July and August and it is scheduled for the hours of the day prior to the pool opening for members, so it is not in conflict with member's use. YYFAP has secured insurance for QW and provided indemnification to QW.

The LCA parking lots were repaved over a year ago and some work was not applied satisfactorily, so the contractor returned and repaired a number of areas and sealed the surface. The condition appears to be in pretty good shape.

The LCAs have had some significant expenses. The LCA carports, the garage in LCA IV, and the tool shed, all had some previously undiscovered dry rot. Brad Webb, our contractor, corrected the problems and then we had all the structures painted. Gutters, drainage and roof repairs still need to be done. We were also going to make some repairs on the pool building structure, but time did not permit completion, we will arrange work in the coming year and then paint the facility. This work was budgeted in 2016. In addition, this year we are planning to replace the electrical distribution boards in LCA 1 and LCA3.

Wally explained how the funds and expenses are tracked separately in order to have costs allocated to each LCA appropriately. When all the repairs are completed we will look at the Reserve Study again to make sure we are adequately funded in each section and have a better picture of our financial condition.

The DRC has been working on property deficiencies including vegetation. QW has some problems, as well, in the common areas. Wally, responding to a member that voiced concerns about blackberries behind their house, explained the difficulties with that particular site and that QW volunteer manpower/work parties have not been as active the past few years and so we are going to have to start to hire contractors to perform this work. One possibility is to hire the Job Corp crews.

Wally noted that the Board has not changed much and he thought it needed some new blood. He encouraged members to run for election, particularly those who did not believe the Board was managing things well.

Wally encouraged everyone to use the website <http://www.qwha.org> since most information pertaining to QW can be found there: financial information/reports, meeting minutes, regulations, information about the pool, etc.

Acknowledgements – Wally wanted to thank a few individuals for their efforts: Jeannine Janson - Financial Secretary, Judy Line – Site Manager, Will Williams – Mowing Contractor, Nan Scott - Treasurer, Loren Dickenson – DRC Chair, the volunteer members that pick up debris after storms, Doug and Joan Johnson, Sherry Dickinson, and fellow Board members.

b. Treasurer’s Report

Nan Scott explained the Treasurer’s Year End Report. Members received a copy at the meeting. QW ended the fiscal year 2016/2017 in a satisfactory condition. A motion to accept the report was made by Stephanie Kimmel – seconded by Gretchen Armstrong. The motion was approved.

c. Site Managers Report

*Since Judy Line was not in attendance to provide a Site Manager’s Report, Joan Johnson imparted a reminder that certain items are not recyclable; Styrofoam, picnic plates that have previously had food on them, pizza boxes, and the cheap plastic bags from the store. Joan also wanted to thank people for breaking down their cardboard boxes and placing the cans and bottles with deposits in the appropriate containers.

d. Design Review Committee (DRC) Report

Loren Dickinson, chair of the DRC, provided a summary of the activities of the Committee. Loren noted that it was a busy year with previous years averaging 7 to 8 requests each year until this past year in which they received 32 requests. There were two new residences, 15 requests were for paint/paint colors, and then there were requests regarding repairs, rule interpretations, tree trimming or removal.

Further, the DRC was tasked with delivering 52 letters regarding property maintenance deficiencies. Surprisingly, there were many positive comments, and a few that were not. We all agree there is a desire to have the place look good and enhance the community property values. There were challenges in addressing the needed improvements such as weather, but more problematic is the securing availability of contractors to perform the repairs. Loren noted that 30 owners had responded and 10 had completed their work. He encouraged those that had not yet responded to the letter, to reply and to schedule the work to be completed.

The DRC did not take up the matter of variances to existing roof slope requirements in the DRC Rules. Loren indicated that will be a task assigned to the 2017/2018 Committee.

e. Property Maintenance Communication

As the Board member that drafted the letters regarding property maintenance, Bob Noble provided background on the genesis of what prompted the communication to members regarding deficiencies. There were two primary issues; noxious vegetation and deferred building maintenance. He acknowledged that the Board had received feedback that the tone was overly officious and could have been friendlier. Bob read from the letters to impart that the tone was also complimentary and supportive of home owners. He explained there was a rationale for approaching the problem comprehensively and not discriminating against any one individual. There was also a legal reason to cite the deficiency, the violation and the remedy sought, prior to the Association taking any action against the owner if needed. The goal was to be positive and simply to get folks that had neglected some maintenance to take care of it. Several members spoke to this matter and the Board, in response to questions, affirmed that they were trying to control invasive species and acknowledged the goal was not eradication.

4. Determination of Quorum

Mary Wiltse reported that the by-laws require that there be at least 37 properties represented at the meeting in order to have a Quorum. Mary determined that we had 54 properties represented, therefore a Quorum was established.

5. New Business

a. Approval of the 2017-2018 Budget

The budget was approved by secret ballot by a vote of 49 (yes) to 3 (no)

b. Riverbank Ballot Measure

There was considerable discussion about this subject, which was essentially about how to determine the appropriate method, and what materials should be used, to maintain the walking trail along the riverbank of the Yachats River. Several members spoke to the matter, and wrestled with what might be a better way to address finding a solution rather than to decide the matter at the meeting. A number of people were critical of the tone of the Board's counterargument sent out earlier via-mail. Some wondered why the Board allowed a ballot measure on the matter at all.

After a vigorous discussion, and after several motions were made and retracted, there was a subsidiary motion made by Hasso Hering and seconded by Dan Motley to alter the ballot measure to instead move the matter to Committee which is to be comprised of a similar number of members that are in favor of the path extension of landscape cloth and bark, as well as those that are opposed to the path extension of landscape cloth and bark, with the charge to confer and seek alternative solutions, identify pros and cons, draft a ballot measure - if appropriate - and report back to the full membership.

c. Election of Directors

The election was held by secret ballot and the results were Sherry Dickinson and Wally Orchard elected to each serve two year terms. Bob Noble and Mary Wiltse will each serve the remaining year of a two-year term.

d. Election of Design Review Committee (DRC)

The election was held by secret ballot and the results were the election of Loren Dickinson, Stephanie Kimmel, Ginny Hafner, Joyce Paladino, and Peggy Lindsay each serving a one-year term.

6. Other Business

a. Items from the Floor

None made.

Meeting adjourned at 12:43 PM

Minutes recorded by Mary Wiltse