

Draft Minutes
 Quiet Water Board of Directors Quarterly Meeting
 February 6, 2022
 2 pm - 4 pm
 Via Zoom

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

Present: President Nan Scott, Vice President Doug Johnson, Recording Secretary Chareane Wimbley-Gouveia, DRC Chairperson Loren Dickinson. Excused Absence: Bob Noble
 Members: Stephanie Kimmel, Phil Kimmel, Wally Orchard, Linda Redmond, Jim Welch

Minutes and Reports

Minutes from the November 14th Board Meeting are in progress. A summary of Board actions from that meeting were included in the November 2021 issue of Ripples, posted on the QW website.

Treasurer's report: Nan presented the Treasurer's Report in Bob's absence. She noted that QWHA is down to one bank in Waldport, that \$800 in donations for the battery powered leaf blower brought down the cost to the association. She also shared that more than \$9,000 of assessments have yet to be received in the invoice period with a month to go. The report was approved. (Motion: Doug, Second, Chareane, Unanimous).

Design Review Committee Report - Presented by Loren Dickinson

- Construction of the Pravel's home at 175 Combs Circle by Norwood Builders will soon be underway.
- Owners of the lot near Yachats River Road have a complex project that includes riparian setback. The DRC has approved the preliminary designs contingent on the city approving the height variance. The home design is similar to that of the original cabins and were drawn up by the same architect.

New Business

Carport Roofing Estimates and Reserves - Presented by Wally Orchard. Wally shared that the latest balances include information from the financial report and are not significantly changed from what's posted on the website. Variables in the reserve study update include

- Expected lifetime of assets. The carport roofs only have 2 to 3 years left.
- Actual costs to replace the current assets. To be accurate, we must have current costs for painting, siding, paving overlay, etc. The last projection in mid-2018 was replacement costs of \$6/sq ft, but costs today are in the \$8 - \$10/sq ft range to fix any problems.

The Board discussed the state of the pool building roof and the carport roofs in LCA IV, LCA III, and the first carport in LCA I where a member's storage area has been leaking. Given the state of the reserves and the Board's sensitivity to assessments, LCA III and IV will continue to be closely monitored. Nan is waiting for one more estimate. It was noted that two of the three companies that submitted bids may not be able to do the sheetrock repair in the pool building.

The Board voted unanimously to replace the LCA I West roof and the Pool roofs as soon as possible.

Swimming Pool Issues - Nan

- **Repairs** - Nan reported frustration at being unable to find a contractor to commit to doing the repairs. The scope of work requires repairs to glass, structure, and repainting. Jim Welch will pass along the name of another contractor who did work for the Jerrit property.
- **Spa Cover and Winter Pool Cover** - Nan reported that the tattered covers were never intended to be used year-round. She has been monitoring and clearing off water collecting off the top of the pool covers as needed. Owens Pool Service will facilitate having another spa cover made, but Nan needs someone to take the cover to Eugene so that Owens Pool Service can send it off for measurements and construction of a new one. (There were no volunteers in the meeting.)
- **Manager** - One prospective pool manager is moving. By law, public pools require testing every two hours before and during pool operating hours. Normally, the pool has been open from 12 - 6 pm starting mid-June until Labor Day, but some homeowners would like the pool to be open until October 1st. It isn't enough to have a committee volunteer, a daylong certification training plus knowledge of chemicals is also required. Working with the equipment requires commitment. Nan would like homeowners to know that we can't open the pool if we don't have a certified individual to do the testing. Jim Welch will give Nan the name of another possibility after she gives him the job description.

Bank Erosion - Nan

- Stephanie Kimmel asks that something be done to stop the erosion that is moving very close to her home. Bob Noble had been working with Waterways Consulting, and Nan received a proposal from them to undertake project management, coordination, meeting, site investigation and assessment and recommendations in a technical memorandum. Nan emphasized that Waterways Consulting's estimated \$9,260 budget is for the recommendations, not any repair and that a professional recommendation is required to get permits to do any work.
- The Board decided that Stephanie Kimmel will contact Walama Restoration (541-484-3939) to get a bid for the scope of work presented to Waterways Consulting. It was suggested that the board go to the membership in June to discuss the need. We do not know if erosion repair is eligible for a funding grant, but a plan and more people are needed to understand what is required so that we can discuss the needs with the membership at June's annual meeting. An additional assessment may be necessary.

Kayak Rack - Jim Welch

- Jim shared results of the homeowner survey. Of the 36 responses, 80% support the idea, so demand is high. He recommends that two racks be put out seasonally from May 15th through October 15th, and that the racks be moved and stored during the winter months. Nan shared that the kayak rack idea originated with Rebecca Owen

when she was on the board. Since there is no allocation to purchase kayak racks, a membership vote is needed. Jim will write up a short proposal to purchase the kayak racks to be submitted for a homeowner vote. Nan will send out the ballot electronically. The idea is that the Homeowner Association will pay for the racks initially, and that user fees will be collected to reimburse the association.

LCA Path Lights - Nan

After trying a number of things, Nan was able to clean the lead contacts and got the path lights in LCA 1 to work. If needed, a replacement programmable timer will cost \$108 from Lowes, but will require the expense of an electrician to install it. Right now, all are working so no additional action is needed.

River Path - Nan

Given more pressing expenditures for roofing and erosion assessment, Nan does not recommend putting a River Path extension in the upcoming budget.

The meeting was adjourned at 4:04.

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