

Quiet Water Board of Directors Meeting, January 31, 2015
Approved February 25, 2015

In Attendance: Board Members Paul Haley, Mary Wiltse, Bob Noble, Treasurer Nan Scott, Site Manager Doug Johnson, and resident Dan Motley. (President Wally Orchard absent due to travel)

Meeting Business: 1:04 P.M.

1. Riparian Ordinance Changes:

The City of Yachats Planning Commission is undergoing a process to make changes to the Riparian Ordinance also know as the Shoreland Setback Ordinance. Questions were submitted by Wally Orchard for the January 20,2015 Planning Commission meeting that represented the concerns of the QW community. We have not received a response at this time. The main concern was that the ordinance would initiate a 75 ft. setback. The present setback is 50 ft. Due to public testimony there is going to be an additional public meeting on February 17,2015 at 3:00 P.M. The Ordinance change is still in the public input phase. Board member Bob Noble testified at the Planning Commission meeting and intends to keep QW members informed of meeting schedules. Board member Mary Wiltse also attended the meeting.

2. Searches for Site Manager & Pool Manager

Doug and Joan Johnson will resign from their present positions as of June 1, 2015. It is difficult to find a replacement. Discussion centered on the fact that for many reasons we are at the end of having a QW resident that is willing to take on these tasks for a small salary. In light of this fact the Board decided to raise the salary of the site manager job from \$6000 per year to \$7800 per year representing an hourly wage of \$15 per hour, and to raise the salary of the pool manager from \$2400 to \$3000 for the open pool season. The pool job requires one to be at the pool every 2-4 hours 7 days a week. It is hoped that the salary increase will make the jobs more attractive. The Board will advertise in the local paper, and digital social media. The Board also looked at the essential tasks involved with this position with the hope of narrowing the scope of the job to reduce costs.

3. Riparian Area Report

Paul Haley reported to the Board that this year's planting would happen on February 11. A Natural Resource Crew will volunteer at QW and be guided in their work by Paul Haley and Wally Orchard. It is the goal to take up as much of the geotechnical cloth as possible that covers the reed canary grass on the little creek by the pool. We will plant slough sedge, a few alders, and some native shrubs. The cloth will remain on areas where the canary grass continues to grow. We also intend to replace some of the evergreens planted last year with alders, and to plant willow and twinberry in the area of severe erosion on the bank by LCA3. We hope to take up most of the cloth on the small creek this spring and seed the area not planted in sedge with native grasses. We will also cover the path in that area with cloth and wood chips.

4. Reserve Study

The Board has decided to have a meeting on the Reserve Study the Friday evening preceding the June Annual Meeting. The Board, led by Bob Noble on this issue, feels that the membership should know exactly what they are spending their money on and how we go about determining how much money is collected for the common assets. For example, reserves are not collected to replace the pool or tennis court if total replacement were necessary. Reserves are only collected for assets such as pumps, heaters etc. We don't target monies for specific assets, that is, if a particular piece of playground equipment needs to be replaced we draw from a fund that covers all playground equipment. The Board would like to have a discussion with the membership about whether we would like to change the system to be more specific regarding our fixed assets. The Board wants a system that members can see more clearly where their money is going.

New bids for LCA parking lot paving will be presented at the Annual Meeting.

5. Budget

The Board looked at this year's budget and made estimates for changes for the 2015-2016 budget. Overall the budget will remain

generally the same. The Board estimates a small increase in the Site Manager and Pool Manager salaries.

6. Misc

Resident Linda Tweto requested the Board take up the issue of the risk due to woody debris from this winter's storm surge in front of her cabin. Her concern was that the mower would throw debris and break a window. The Board will give the mowing contractor instructions to aim the mower outflow away from the cabins in this area.

Resident Dan Motley brought multiple issues to the meeting. He expressed concern about the structure of the Reserve Study, concerns about accounting specifics, and a request about representation of the LCA1 pergola issue at the Annual Meeting. The Board decided to let Mr. Motley write the explanation for the annual meeting packet regarding the vote concerning pergola funding. Mr. Motley also expressed that he would try to raise the funds for the pergola restoration as long as the Board did not include the pergola in the assets of LCA1.

Paul Haley requested and the Board approved funds to purchase thumb drives to digitally store QW documents and pass them on to future secretary.

At the time of this writing the next Board Meeting will be March 21, 2015 at 12:30 P.M. at the home of Mary Wiltse.

Meeting adjourned at 4:00 P.M.

Prepared by Paul Haley, QWHOA Secretary