

Minutes of Quiet Water Annual Meeting June 11, 2016
Approved on June 10, 2017

President Wally Orchard called the meeting to order at 10:00 a.m.

1. Welcome from Board President Wally Orchard

New members were welcomed. Judy Line, new Site Manager was introduced. Joan Johnson was thanked for providing snacks. A laminated copy of "Information Sheet for Quiet Water Rental Units" was handed out to all home owners...a concise listing of Quiet Water rules and regulations.

President Wally Orchard introduced Quiet Water Board of Director member Bob Noble, to chair the meeting.

2. Meeting Business

Nan Scott moved that the meeting agenda be adopted. Second. Carried.
Kathleen Hering moved that the Draft Minutes of Quiet Water Annual Meeting June 13, 2015, be approved. Second. Carried.

3. Reports

a. President: Wally Orchard

Wally reviewed some of the activities of the year:

- Rain in December caused erosion along creek, washing wood chips on the path. Footpath repaired.
- Rick Cave was Site Manager 2015 through May 2016. Site Manager as of June 2016, is Judy Line.
- Will Williams continues as Mowing Contractor for Quiet Water.
- Doug and Joan Johnson are pool managers until the end of season in September.
- LCA 1, 2, 3 parking areas have been overlaid with asphalt. Work was not satisfactory. Bob Noble is negotiating for repair work. A seal coat will be applied after problems have been corrected.
- LCA 4 garages and footpath now have lighting.
- More LCA upkeep will be done: repair of dry rot and painting of common area buildings.
- Quiet Water continues to have an account with Bank of the West. On-line banking with Synchrony is bringing better interest for \$50,000 in 5 year CD and \$25,000 in Savings.
- Paul Haley has stepped down from chairing Riparian Reserve. Current plan is to maintain plantings along the river bank.

- YYFAP swimming classes will continue. Bob Noble has studied and been in conversation with insurance companies regarding liability concern. “All bases covered.”
- Membership was reminded of web site, www.qwha.org. Documents, newsletter, minutes, general information is complete on the site.
- Membership was reminded of “work for credit”. For every hour of volunteer work, \$10 is taken off of the next quarterly QWHA assessment.
- Wally thanked the following persons for their contribution to QWHA: Jeannine Janson as Financial Secretary, Judy Line as previous Pool Manager and now Site Manager, Will Williams as Mowing Contractor, Doug and Joan Johnson for always ready to step up and help, Greg and Nan Scott for their knowledge of the history of QW, QWHA Board members, Nan Scott as treasurer, Loren Dickinson and Design Review Committee, Paul Haley for Riparian work

b. Reserve Study and Assessments: Wally Orchard

Wally presented the Reserve Study and discussed assessment adjustment as a result of the study. A handout, Reserve Study and New Assessments, was given to members with assessment data.

c. Treasurer: Nan Scott

Nan presented the Treasurer’s End of Year Report and Budget. Members received a copy of the budget in their packets and an up-to-date financial report was distributed at the meeting. QW ended the fiscal year 2015-2016 in a healthy financial position.

d. Site Manager: Judy Line

Judy reminded membership to keep debris off of footpaths and driving areas.

e. Design Review Committee: Loren Dickinson

Loren reported that the committee dealt with ten DRC items during 2015-2016. The committee did a full review of the new home of Ginny Hafner, addressed a few inquiries regarding rules and regulations. The rest of the committee activity was approvals for painting and shingling. Loren encouraged membership to consult the web site regarding DRC Rules and DRC Submittal Guidelines.

4. Determination of a Quorum: Mary Wiltse

Mary certified that a quorum for conducting business was achieved. Forty-two households were represented, either in presence or by proxy. Thirty-seven properties are necessary for a quorum.

5. New Business

a. Approval of 2016-2017 Budget

The budget was approved by secret ballot with 38 voting for and 2 voting against.

b. Election of Directors

Bob Noble and Mary Wiltse were elected by majority for 2 year terms. Sherry Dickinson and Wally Orchard will serve the second year of 2 year terms.

c. Election of Design Review Committee

Loren Dickinson, Stephanie Kimmel, Anne Noble, Virginia (Ginny) Hafner, Peggy Lindsay were elected.

d. Motion to amend DRC rules for roof pitches in Quiet Water

QW member, Virginia (Ginny) Hafner opened a discussion about Architectural Design and Site Policy 3.3: "The pitch of the basic building roof shall be a minimum of 8/12." She stated that for a smaller home this pitch results in a large amount of empty space accompanied by more expense than necessary. After discussion by membership, this issue was referred to the DRC to discuss, to identify pro's and con's, and recommend a motion for the 2017 annual meeting.

6. Other Business

a. From the floor

Doug Johnson stated that the swimming pool is ready for use. Loren Dickinson reminded membership of the bear problem with trash and to be sure to secure the carabiner clip when using trash containers. Paul Haley expressed appreciation for the work done by the Board of Directors. Ann Noble thanked Loren Dickinson and the DRC for their work.

The meeting adjourned at 11:29 a.m.

Minutes recorded by Mary Wiltse