

Minutes of the Annual Quiet Water Homeowners Association Meeting, June 9, 2018
Approved at the QWHA Annual Meeting 2019

Board member Bob Noble called the meeting to order at 10:05AM. President Wally Orchard and Board Member Sherry Dickinson also present. Board member Mary Wiltse was excused.

Bob made a few remarks regarding Mary Wiltse's relocation to South Dakota, and requested a moment of silence in recognition of Bob Barton, who recently passed away. He previously lived at 344 Combs.

A motion was made and seconded to accept the proposed Agenda. The motion passed by voice vote.

Board President Wally Orchard provided the official welcome to members and noted the most important item on the agenda – the revision of the CC&Rs which needs 75 percent of membership to approve. There are a number of new members which Wally identified: Diane Ferree and Caroline McDowell (not present) at 242 Combs; Lauren Roellig (not present) at 328 Combs; Justin Bauer and Kelsey McKee, at 232 Combs; James and Rochell Johnson (not present), at 141 Combs; Steven and Laurel Driskill (not present), at 224 Combs; Chesley Parker (not present) at 238 Jennifer; Judy Goats and John May (not present), at 175 Combs; Sam and Vikki Stickles at 261 Combs; Rosalinda Case, (recently relocated from 312 Combs to 230 Jennifer); and Steven Head, at 296 Combs.

A note of appreciation was made to Jeanine Janson for putting together the packets and organizing items for the meeting.

Approval of Minutes

A motion made and seconded to approve the Minutes from the 2017 Annual Meeting. The motion passed by voice vote.

President's Report

The picnic has been canceled due to weather and wet conditions.

As is typical we had a couple of bad storms this past winter. We usually have one or two bad ones each year that create some damage. The area by the creek is susceptible to damage. We had a couple big logs wash up on the bank and the bark chips washed away. This condition is probably going to get worse over the years given climate change. We will need to replace chips wherever they get washed away.

We have hired a new site manager. Judy Line has been our site manager, but her last day was May 31st. She did a great job for us and we appreciate everything she did. Carrie Patton has elected to take the position and has been under contract and working since June 1st. Carrie came forward to introduce herself and made a few remarks and reminded members about garbage and recycling. No more glass in recycling. Bottles/cans with Oregon deposit can be placed in the red plastic crates. These will be recycled and proceeds will go to charity. The blue container is for the general recycling – no glass.

Monday is the day she will be around to deal with those items. She will also be in the neighborhood on Thursdays. Yard work debris can be placed by the curb. She will pick it up and haul it away. In addition to those tasks, she has other maintenance responsibilities and is on-call for problems. She can be reached at 970-366-6557.

Wally talked about the mowing and the contract with Will Williams. Wally clarified what Will does and what he doesn't do. He mows our grounds at a reasonable price. He can't mow the steep parts. He likes to mow it all in one day. It takes all day and on some occasions he may mow until 6 or 7 PM. He mows as close as he can to your home. He also does some weed eating for the commons but not directly around your home. That is generally up to you.

The pool will open July 1st and close Sept 3rd. The new pool manager will be Carrie Patton's daughter; Haley Patton.

The pool building has been repaired. After a couple of years of delay, we are having dry rot repaired, one window replaced and the building painted. Wally had obtained a quote for 13K, but shopped around and got a quote for around 3K. It can be difficult to find contractors, but if you need contact information for contractors, contact Wally.

The carports have been repaired and painted. We still need to do some work on gutters and down spouts. After that, we should not have any major expenses for quite a while.

Our website is QWHA.org

Wally explained the need to update the CCR&Rs. That is an item up for vote, and is on the ballot. If that proposal is approved, then Loren and Wally will next work on updating the DRC regulations. Proposed revisions to the DRC Regulations would then be submitted to members at the next annual meeting.

The State of Oregon, by law, requires us to conduct a reserve study on a regular basis, either a new one or an update annually. This exercise is required so that the Association examines their finances and ensures that it is saving enough money to make major repairs. We have analyzed the needs and Association funds and believe we have enough money and, therefore, we do not need to increase assessments with two exceptions; in LCA III (those with carports) and LCA IV. The balances in the reserves for these accounts are not sufficient right now due to repairs recently made for their carports/garages. This affects five members and the proposed increases are modest. The general reserves were found to be in good shape. On the ballot is a request to approve the budget for next year, which includes the small increase in assessments for LCA III (carports) and LCA IV as discussed.

Swimming lessons will be held again this year provided by YYFAP. It runs outside our normal pool hours and lasts for three weeks in July and August. We have insurance and they provided separate coverage and indemnification for us. Good publicity. The City of Yachats and YYFAP appreciate our participation.

Wally gave special recognition to several individuals that help to keep the association in good order: Jeannine Janson, our Financial Manager; Judy Line, who has been (up until the end of May) our Site Manager; and Will Williams, our mower. These are our paid contractors, and they do an exceptional job for the Association.

Wally noted that we have a lot of volunteers and he wanted to recognize some of them. Nan Scott, our Treasurer and sage historian; Loren Dickinson, Chair of the DRC, who has been working on having improvements made for buildings and homes within the association, and now has responsibility for supervising the riparian area. This work includes overseeing the plantings of native vegetation and trees to stabilize the riverbank and the removal of invasive vegetation, such as; morning glory, ivy, holly, blackberry, tansy ragwort, etc. Various members help pick up sticks and debris created by wind and storms. Doug and Joan Johnson, who help operate the pool and train people (like the new pool manager) and are always helping out for various activities including providing coffee and treats for this meeting. Fellow Board members Bob Noble and Sherry Dickinson who help provide for levity at meetings while remaining productive, and all the best to Mary Wiltse (previous Board member not present).

Bob encouraged members to run for the Board. It is a great way to volunteer and get to know the operation of the Association.

Treasurer's Report The handout of the Financial Report was distributed by Wally. Nan Scott explained the document is the balance sheet and fund report for the last year. If members are interested in line item numbers for each of the funds, they can be found on the website at: qwha.org/financial.html. A motion was made and seconded to accept the Treasurer's report. The motion passed by voice vote.

Design Review Committee Loren Dickinson reported that this past year was a pretty normal year. The Committee processed 23 activities. Most of the requests for action were standard activities, color selections, reroofing, building materials, and building plan review. The Committee also processed a number of requests for ductless heat pumps, requests to trim trees, and a couple of inquiries regarding drainage.

Loren clarified his role regarding the riparian area, which is to monitor and report issues and challenges to the Board. Loren encouraged members to remove invasive vegetation that encroach the path. Invasive plants that are removed cannot go into our debris pile but need to be placed in a garbage bag and placed in the trash. He also wanted to remind members to remove invasive plants from their private property. Loren was asked to inquire about reinstalling the sign that denotes the boat launch location. He said he would check it out.

There was considerable discussion about the riparian area and the riverbank path. Wally noted that the pool manager will be also removing invasive plants in the commons, including in the riparian area and along the trail. This will help. There were also several members that asked that we examine ways to create views of the river. There are a couple of locations where the path gets overgrown and there was a desire to have the path kept clear.

Riverbank Path Committee Sherry was chair of the Riverbank Path Committee (Joan Johnson, Larry Brice, Hasso Hering, Stephanie Kimmel). These folks met via e-mail over the winter. There was general consensus that the path was beneficial and should remain and not be abandoned. There was not consensus from the Committee regarding what methods and materials should be used to maintain the path. Since the Committee did not reach agreement as to what should be recommended, a new ballot measure was not promulgated and the Chair is recommending that the matter continue to be determined by the Board. After considerable discussion from members about this item, it was decided that no vote would be required unless the members wanted to direct the Board to act in a particular manner. Since no specific motions were made, the Board will decide the matter.

Determination of Quorum Jeannine Janson confirmed that we had a quorum and had 39 people members in attendance.

New Business - Voting and ballot counting Ballots were tabulated.

Other Business - Items from the floor A member that had a carport full of firewood offered to give it away and another member immediately offered to take it.

A member mentioned that the culvert was plugged behind her place at 130 Combs. Bob will refer the problem to Yachats Public Works.

Wally mentioned the work for credit program we have where you can volunteer for work parties or special projects and get a credit toward your assessment.

A member raised a concern about the enforcement of overgrown invasive vegetative growth and questioned why the Association did not enforce the matter. Wally responded by noting that the City has a regulation against the growth and that it would be preferred to have the City enforce it. Wally will discuss with the City.

Voting Results

Board of Directors – Joan Cavin and Bob Noble were elected.

Design Review Committee – Loren Dickinson, Stephanie Kimmel, Joyce Paladino, Ginny Hafner and Peggy Lindsay were elected.

Budget was approved.

CC&R Revisions (approved with explanation).

The measure passed. The initial ballot count was 52 (fifty-two) votes in favor. We needed 54 votes to approve the measure. The meeting was not immediately adjourned and two members who did not attend were contacted. When their two ballots were added, there were 54 votes in favor.

Meeting was adjourned at 5:05 PM on 6/9/2018.