

Minutes
Quiet Water Board of Directors Meeting
April 22, 2018

In attendance: Board Members Sherry Dickinson, Bob Noble, President Wally Orchard, and DRC Chair Loren Dickinson.

The meeting commenced at 2:06 p.m., at 333 Jennifer Drive, home of Sherry and Loren Dickinson.

1. Site Manager Replacement

Wally has signed a contract with Carrie Patton. She will officially begin on June 1, 2018. Her duties and the terms and conditions of her contract will be the same as those for Judy Line, her predecessor.

2. Pool Manager Appointment

Haley Patton will take over as our new pool manager. She is the daughter of the new Site Manager (Carrie Patton) and is currently a high school junior at Waldport High School. She has previously worked at the Overleaf resort. She will begin work July 1st when the pool opens.

3. Riverbank Path

Sherry reported that there was agreement that all members of the Riverbank Path Committee want to keep a riverbank trail available for members of QW. The geo-tech fabric was the most controversial material identified in the conversation and no consensus was reached among participants regarding a strategy for appropriate path materials. Committee members were asked to identify pros and cons but did not outline them with any specificity, thus there was not a comprehensive list compiled. Sherry will report to the membership.

4. Annual Meeting Packet

2018 -2019 Budget – Treasurer, Nan Scott, has produced a consolidated budget document for the packet and the item is on the ballot for approval by the membership.

Assessments – President, Wally Orchard, has updated the reserve study and after analyzing each fund, has proposed a modest increase in the assessments of LCAIII w/Carports and LCA IV. Both are due to repairs to the carport/garage that exceeded what was available in the LCA reserves. General assessments will remain unchanged for next year. Wally will provide a summary for the packet.

Tennis Court Repair – Board member, Bob Noble, obtained a quote from a contractor to refurbish the tennis courts (surface, net, and rusted out fence posts). The total was \$8,365.00. That amount has been included in the draft budget for 2018-2019. It will be slightly more to add pickle ball court striping. If the 2018-2019 budget is approved, then this item will also be approved.

CC&Rs - Wally and Loren have drafted some proposed language to assist in creating compatibility between the guiding documents. This will require a change to the CC&Rs. The changes, and an explanation for those changes, will be posted on the QWHA website and a notice (with a link) e-mailed to the membership to allow them to review the proposed changes prior to receiving the packet/ballot. Board members will make phone calls to members to ensure maximum response. This will be a ballot item and information will be included in the meeting packet. The CC&Rs require 75% of the membership approve the changes. Members can attend the meeting, send their ballot in via US mail, or select a proxy.

5. Other Business

Board members, along with Financial Secretary, Jeannine Janson, will meet on Wednesday, May 9th at 10:00 (tentative) to assemble and send out packets.

Riparian Area – Loren reported that he removed a considerable amount of ivy from trees working (two days alone plus one with Wally) along the riverbank. He also removed ivy from trees along Lori Lane. He is starting to see inundation of ivy in the area of the Kimmel cabin to the west. The Board has authorized Loren to hire some paid help (like Job Corp) to manage invasive vegetation and there is also work for credit available for members in the budget beginning June 1st.

Undeveloped Lots – Loren was contacted by a prospective buyer of an undeveloped lot requesting QWHA approve their proposed home (through a DRC review) prior to the purchase of the lot. The buyer withdrew their offer, but the matter raised concerns. Sherry Dickinson made a motion, seconded by Bob Noble: The Board hereby directs the DRC that they only provide their services for house plan review to owners of property in Quiet Water (members) and not to prospective buyers. The motion was approved unanimously. This practice should be eventually codified in a future update of the DRC Rules.

YYFAP - it is that time of year to procure the appropriate insurance documents and agreements with YYFAP in order to permit the swimming lessons conducted at the pool. Bob is lead on this item.

Pool Building and Shed - Wally reported that repairs have been made to both the pool building the maintenance shed. Painting will take place as soon as weather permits. There is still some drainage and gutter work that needs to be arranged. Wally is lead on this item.

6. Executive Session

The Board approved a certified letter be sent to a homeowner that has violated the CC&Rs and has not complied with informal requests for compliance.

Meeting Adjourned at 3:46 PM

The next formal meeting will be the QWHA Annual Membership Meeting on Saturday, June 9, 2018 beginning at 10:00 AM at the

Commons, Room #8. There will be a Board of Directors meeting following immediately thereafter (likely around noon).