

# MINUTES

QWHA Board Meeting  
174 Jennifer Drive  
2:00 PM  
August 11, 2019

Board member Bob Noble called the meeting to order at 2:04 PM. Board members Sherry Dickinson and Joan Cavin were also present. President Wally Orchard was excused. Treasurer Nan Scott and DRC chairman Loren Dickinson attended.  
Guests present: Rebecca Owen, Ginny Hafner and Greg Scott.

## **Treasurer's Report:** Nan Scott

The report was presented with printed copies made available. Of special notice were the following points:

- Although the accounts receivable balance is more than \$5,000, there is still until the end of August before payments are due. Only one property is seriously in arrears.
- Pool /Spa telephone should be put on hiatus after the pool closes to avoid going over budget in that category.
- General Work for Credit and Storm Damage Tree Removal are considerably over budget, but the total category is within bounds.

It was moved by Sherry and seconded by Joan to approve the report. The vote was favorable, the report was approved.

## **Scott Property Development:**

A thoughtful discussion was led by Bob Noble with concerns ranging from the "Process" for approval, the involvement of the Design Review Committee, the applicability of ADA (Americans With Disabilities Act), the Recreational Immunity Act, liability issues, access of the path to the public, and path maintenance.

Greg and Nan Scott were present to present their perspectives and their understandings of this development. It was moved, seconded, and approved to make inquiries into liabilities for QWHA regarding the Scott's property. \*Footnote: On a subsequent electronic vote on 8/30/19, this motion was clarified to include a "not to exceed" expense of \$1,500.

Conversations of the path maintenance along the river were suggested for the next board meeting.

## **Financial Document Review:** Rebecca Owen

Rebecca stated that she and Bob Noble had reviewed Financial Documents of QWHA and found no problems. Care has been taken in the preparation and maintenance of all financial documents.

Rebecca did make the following recommendations for the future:

- Binders need labeled dividers
- Duplicate entries need to be identified
- Invoices for everything ...please!

Please refer to the attached report from Rebecca Owen

**Holly Wreath Making Party:** Rebecca

Not on the agenda, but Rebecca has discovered a wonderful holly tree. She proposed a holiday wreath making party for the end of November, after which we could remove the invasive holly. Those present thought this was a good idea.

**Maintenance of Undeveloped Lots:** Ginny Hafner

Ginny was wanting help with Common Area around her property. Maybe just twice a year to control weeds. She has been paying her private yard maintenance person to do the work. Of concern is the adjacent lot #156 which has not been kept up by the owners. Contact with the owners in Illinois will be made.

**DRC Report:** Loren Dickinson

Loren presented what is currently printed in our CC&Rs.

He asked what the board wants him and his committee to review and make decisions on, regarding the limited rules currently stated.

After discussion it was agreed that the DRC not make wholesale requests, but rather add a half page to remind owners to look carefully at the CC&Rs.

**New DRC Rules and Next steps Regarding Property/Home Maintenance:** Bob

It is not good to let things go. Asking board for next step recommendations.

Most HOAs establish fines that increase daily and then file a lien. Board agreed to follow up on the original request for improvement.

**Pool Manager:** Wally (Sherry)

Sherry reported that Christine Collins has done a great job. She is very reliable, has helped with swimming lessons and recommended her for a bonus. It was moved and seconded to offer Christine that QWHA would pay for her certification training in pool maintenance if she agreed to return next year to manage the Quiet Waters pool. The board approved.

**Old Business:**

Walkway maintenance in September: Work will be done on September 10th (weather dependent) to apply a sealant on the asphalt walkways throughout the LCAs,

In LCA IV Jim Welch has placed a temporary bracket to shield light from the garages to his residence. This needs to be made more permanent and painted to match the garage.

**Pool:** The hot tub aerator is out and an electrician has been sought.

At least 250 people used the pool in July, according to the sign in sheet. It could be more if some folks failed to sign in. Pool inspection was challenged by the lack of aeration to the hot tub.

**New Business:**

Pool - an electrician has been called.

Watercraft Launch - The riparian area needs to be considered with regards to watercraft. Watercraft are not to be stored at water's edge for more than 10 days.

Air B&B needs to be registered with the city.

**Adjourn:** 4:20PM

Next QWHA Board meeting will be on November 10th at 2:00 PM at the home of Sherry Dickinson, 333 Jennifer Drive.