

Minutes
Quiet Water Board of Directors Meeting
February 24, 2019

In attendance: Board Members Sherry Dickinson, Bob Noble, Joan Cavin, President Wally Orchard, Treasurer Nan Scott, and DRC Chair Loren Dickinson.

The meeting commenced at 2:07 p.m., at 174 Jennifer Drive, home of Ann and Bob Noble.

1. Treasurer's Report

Nan provided a handout of her report that noted our financial condition conforms to expectations with a few notations.

There are two properties with more than one quarter in arrears. There is one property owner that has paid only the base rate and not the LCA assessment for the current and past quarter. The other property owner has been delinquent before and then made full payment. Jeannine is aware of these matters and Wally will ask Jeannine to write to them.

The water/sewer bill for the pool was higher than normal in the fall 2018 and stayed high for a couple of billings. Jeannine spoke to the City and consequently QW was issued a credit. However, when the next bill was issued to QW, it was still calculated at the higher rate. Jeannine has contacted the City and is trying to resolve the matter.

Other budgetary matters are acceptable.

2. Reserve Study/New Assessments

At the last Board meeting (11/18) Wally presented information about the reserve study. That information demonstrated the need to adjust assessments to maintain adequate coverage over time in the reserves. Wally provided a hand out that offered a proposal as to how assessments could be minimally adjusted and the improved financial impact to reserves over the next five and ten year periods. After review and discussion, Bob Noble made a motion to advance the proposal to the membership at the next Annual Meeting. There was a second to the motion by Joan Cavin and the motion was approved unanimously.

3. Next Annual Meeting

The Board has selected June 8th, 2019 for the next Annual Meeting. Sherry will try and make arrangements for a room at the Commons.

4. Budget for FY19/20

Wally, Bob, Sherry and Nan will get together on March 13th to put a draft budget together. The Board will review/alter and refer to members at the Annual Meeting for adoption.

5. Board and DRC Candidates – Election

Bob Noble and Joan Cavin have another year to serve. Wally and Sherry have terms that end this year and both have indicated that it would be in the best interest of the Association to have other member involvement and are willing/wanting to step out. Thus, they could choose to run again if necessary, or we need to solicit interest in those positions by others. Loren will also ask current DRC members regarding their interest in running for re-election to the DRC. We can also use the Ripples to advertise.

6. Riparian Zone Monitoring/Riverbank Path Report

Inspections show that there are some challenges. There are areas where ivy and blackberry need removal. Loren wants to see how much progress can be made with work parties. The path that has ground cloth needs to have chips replaced after the heavy rain season since recent water intrusion has washed chips off the path. Loren suggested a weekend work party. Loren and Wally volunteered to determine a method for demarcation of the path (staking on the river side). Loren also recommends to the Board that an effort be made to control the ivy in the wetland area by the tennis courts.

Regarding the creation of view corridors along the river path, Loren shared the City Code (9.5.2.070) Shoreland Setbacks. This language appears to not leave any room for trimming/pruning for the purpose proposed (views). However, any trimming/pruning/removal requires a permit from the City, approval from the State and DRC approval. Therefore, the Board does not wish to initiate any such activity. Any member can take the information and follow the options available to seek permission. Information will be shared at the Annual Meeting.

7. Work Party Dates

We have scheduled work parties for the following dates (Saturdays):

- April 27th
- June 29th (was June 22nd - cancelled)
- August 24th
- October 26th

The work will be primarily consist of vegetation management. Members can earn credit for their HOA dues by working on those dates.

8. Revised DRC Guidelines

Loren and Wally have drafted the changes to the DRC rules that are proposed in order to align the CC&Rs and the DRC Guidelines, eliminate redundancies, and to add a section regarding maintenance.

The presentation of the proposed changes will include; a notice will be sent to members soon about the date for the Annual Meeting and summary information about the proposed changes (directing them to the website for more detailed info). The full document (3 colors) posted on the website. Members can compare existing, deleted and proposed new language. In their Annual Meeting packet will be a draft document of language that is proposed to be approved along with their ballot.

9. Pool Manager 2019

We are still in need of hiring a pool manager for the coming summer season. Our Association has not identified any leads. Therefore, we will need to advertise locally.

10. Ripples

Christine Orchard is compiling a new Ripples(newsletter). To be included in the next Ripples will be dates and information about work parties, information about work for credit program, introduction of new residents, date of the Annual Meeting, soliciting interest in Board or DRC participation, along with other articles.

11. Old Business

Bob obtained a quote for sealing walkways. The estimate will be included into FY19-20 Budget.

12. Other Business

We have received a request to install a practice backboard at the tennis courts. The Board the suggestion had merit but needs to investigate the stability of the fence. Concerns about wind load and previous damage were raised. Wally will contact Steve Huber for advice.

We have a request to place the exterior lighting on a motion detector rather than a photo cell. The path lighting is on the same electric circuit so they may need to be separated. Bob will be point on getting an estimate, getting consensus with neighbors, and coordinating with the requestor.

Wally requested that the Trails Crew be able to use the pool area for a picnic on Saturday, August 17th. Sherry made a motion to approve. There was a second by Wally and the motion passed unanimously.

We have identified that we need to replace the sign for Quiet Water subdivision at the entrance on Lori Lane at Hwy 101. Wally and Loren presented materials, lettering, printed image, and cost estimate for the Board to review. Wally/Loren will investigate mounting the letters on a suitable material that does not need to be painted/repainted. Motion was made and seconded directing Wally and Loren to purchase the materials to replace the sign. Motion was approved unanimously.

13. Executive Session – not needed.

Meeting Adjourned at 4:50 PM

The next Board meeting will be held at 2:00 PM, Sunday, April 28, 2019 at the home of Joan and Denny Cavin - 228 Jennifer Drive.

**footnote – Room 8 at the Commons has been confirmed as the location for the QWHA Annual Meeting.