

Draft Minutes
Quiet Water Board of Directors Meeting
June 12, 2021

In attendance: Board Members Nan Scott, Bob Noble, Doug Johnson, and via zoom; Chareane Wimbley-Gouveia.

The meeting commenced at 11:00 AM., at 174 Jennifer Drive, home of Bob and Ann Noble.

1. Results of Election

We received 58 returned responses out of a possible 71 eligible votes. That is an 81% return, the highest number ever participating.

A. Doug Johnson and Chareane Wimbley-Gouveia were newly elected to the Board. Nan Scott will serve as President, Doug Johnson will serve as Vice President, Chareane Wimbley-Gouveia will serve as Secretary, and Bob Noble will serve as Treasurer.

Loren Dickinson, Ginny Hafner, Stephanie Kimmel, Peggy Lindsay, and Jim Welch were all re-elected to the Design Review Committee (DRC).

A big thank you to Joan Cavin and Rebecca Owen for providing their hard work last year on the Board!

- B. The annual budget was approved with 53 yes and 4 no.
- C. The ballot measure regarding applying fines to members that neglect their properties, passed with 40 yes and 18 no.
- D. The ballot measure regarding outdoor cats, passed with 36 yes and 18 no.
- E. The ballot measure regarding the riverbank path project was passed with 39 yes and 19 no.

2. Financial Report

Nan Scott provided the Year End Report. She highlighted that there was significant savings due to the pool closure. Despite spending almost \$10,000 on pump replacement and mold remediation, we were still able to transfer \$10,643 from the general operating fund to the general reserves.

3. Contracts

We have contracts in place for next year with the following providers;

Christine Orchard will take on the job of Financial Secretary, which has a host of duties and responsibilities but includes collecting the quarterly assessments from members. This position was previously filled by Jeannine Janson who has resigned to be able to spend time in California.

A big thank you to Jeannine for a job well done!

Kate Worthington will continue on as our Site Manager. Kate took over just before Spring 2021 and has already been providing services to QWHA for several months. She is also doing construction work for individual members and a couple of projects for QWHA as well.

Will Williams has renewed his contract to provide mowing and landscape services for QW.

We do not have a pool manager and have had difficulty finding one. With the pool now closed for another season due to Covid-19, that does not pose a problem. We will need to find one, however, over the winter if we want to open next summer.

4. Asphalt Path Repair in Limited Common Areas (LCAs)

Due to degraded pavement and the safety concerns related to the tripping hazards from uneven surfaces, the asphalt pathways need some repair and minor overlay. The Board unanimously approved a motion by Chareane and second by Doug to spend up to \$8,000 on repair of the asphalt walkways in the four LCAs. Funds were approved by the members in the recently approved budget.

5. Riverbank Path Project

There was a request made to the Board to consider removing the section of path that connects Combs Circle to the Riverbank Path from the recently approved improvement project. The section (which runs between the Redmons and the Bryces) is not in the riparian area and is not in the jurisdiction of regulating agencies or of the City of Yachats regarding delineation. It is also higher in elevation and not subject to the same type damage from periodic flooding. The area also has a substantial layer of gravel underneath the grass and is in pretty good shape. The petitioner has agreed to mow the area. Leaving it as it currently exists would make that access more subtle and would reduce the cost of the project. The Board unanimously approved a motion made by Bob with a second by Doug to remove this section from the project except for an apron (Y) at the intersection off the riverbank path to designate where the other trail continues. Nan is obtaining appropriate signing.

6. Other

Chareane asked about paying your assessment through “auto pay”. Nan explained that we (QWHA) are not a business and are not set up to be able to draw funds from your personal account. However, you can work out with your bank to “bill pay” it whereby they issue a check to the QWHA for the amount owed and they send the check to the QW P.O. Box. Nan will write an article for the next newsletter that explains this option for members.

Chareane asked about getting a crossing on Hwy 101 at Lori Lane to be able to facilitate QW residents crossing to walk over to the beach or to walk Yachats Ocean Road. Nan explained the history and Bob affirmed that ODOT is not going to facilitate a crossing at that location.

Meeting Adjourned at 12:20 PM

Next Board Meeting will be held on Sunday, August 15, 2021 at 2:00 PM, at the home of Nan and Greg Scott, 480 Combs Circle.