

**Minutes**  
**Quiet Water Board of Directors Meeting**  
**March 4, 2018**

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

**The meeting commenced at 2:06 p.m.**, at 300 Jennifer Drive, home of Wally and Christine Orchard.

**1. Reserve Study**

QWHA is responsible to conduct an annual review of their assets and the funds necessary to repair/replace those assets if needs arise. Examples would be carports, parking lots, tennis courts, etc. Wally Orchard prepared the review (based on guidance from the model used by the State of California and the previously documented study), and presented a summary to the board. The results indicate that QW has adequate coverage in general, but have two areas where assessments will need to be adjusted (LCAIII w/carport and LCAIV). Due to expenses needed to repair the carport/garage last year, there will be a proposed increase for those affected parties. The summary has been posted on the website. More information about the limited assessment change will be forthcoming in the packet for the annual meeting.

## **2. Financial Report**

Nan Scott provided the 3rd quarter financial report and distributed handouts. She highlighted that expenses are trending normally for this point in the fiscal year. The report also noted that five properties had an amount of dues in arrears and one of those has had a lien filed against the property.

## **3. Annual Meeting Date (To be confirmed)**

The Board has selected Saturday, June 9, 2018 as the date for the QWHA Annual Meeting. The meeting will be held at the City Commons in Room 8 beginning at 9:00 AM (social time) with the business meeting beginning at 10:00 AM.

## **4. Draft 2018-2019 Annual Budget**

The Board reviewed a draft budget for FY18-19 and has included expenses to repair the pool building and refurbish the tennis courts. The membership will have a chance to weigh in at the membership meeting as to the desirability of going ahead with those projects.

## **5. Tennis Court Repair**

Bob obtained a quote from a contractor to refurbish the tennis courts (surface, net, and fence posts). The total was \$8,365.00. That amount has been included in the draft budget for 2018-2019.

## **6. Site Manager Replacement**

There has still not been a replacement identified for a new Site Manager (SM). Judy Line (current SM), who has done a quality job for QW has decided to not renew her contract. We have great appreciation for her contribution. Over the next couple weeks Wally will be involved in outreach to see if we can find a qualified candidate. If not successful, QW will advertise.

## **7. Pool Manager Appointment**

QW also needs a pool manager for this summer. We will try and combine the responsibilities of pool management with the site manager position. If not successful, we will advertise.

## **8. CC&Rs – Proposed Revisions**

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. They will e-mail the draft to an attorney for review/edit and then will bring to the Board, and ultimately the membership, as the requirement requires 75% of the membership approve the changes.

## **9. Compliance with Property Maintenance Requirements**

Not much activity has transpired due to recent winter conditions and many owners awaiting improved weather conditions that will permit contractors to complete the required work items. A couple of property owners have still not replied, and one owner has appealed the directive.

## **10. Riverbank Path**

Sherry (Chair of the Riverbank Path Committee) reported that she had e-mailed committee members requesting their feedback on the matter. She has only received one response to-date. She indicated that she also offered to have the group meet in person. She just recently sent out a reminder e-mail and if there is no response, she will consider the matter resolved.

## **10. Next Meeting**

The Board will meet one more time prior to preparing the packet for the Annual Meeting. The Board meeting is scheduled for 2:00 PM, Sunday, April 22, 2018 at the home of Sherry and Loren Dickinson, 330 Jennifer Street.

## **11. Other Business**

A proposed purchase of property by the City of Yachats across the river from QW was discussed. Sherry reported that the City is part of a plan to acquire the property depending on an OWEB grant. There has been concern that if the property is sold to a developer it could create undesirable impacts for QW.

There is a dead snag along the riverbank path in LCA III that Loren has identified as a hazard. Loren and Wally will remove.

## **12. Executive Session**

### **Meeting Adjourned at 4:00PM**

Next Board Meeting will be held on Sunday, April 22, 2018 at 2:00PM, at the home of Sherry and Loren Dickinson, 333 Jennifer St.