

Minutes
Quiet Water Board of Directors Meeting
May 5, 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 2:12 p.m., at 228 Jennifer Drive, home of Joan and Denny Cavin.

1. Yachats Youth and Family Activities Program (YYFAP)

Two YYFAP Board members (Will and Holly) addressed the QWHA Board and presented a recognition award (plaque) to QWHA. The recognition was for QWHA support of YYFAP activities and specifically for the partnership regarding the use of the pool for instructing children to swim. YYFAP's thoughtful effort was greatly appreciated by the QWHA Board.

2. Treasurer's Report

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

Regarding revenue, at the end of April, there were still 16 properties with unpaid assessments. There are two properties with more than one quarter in arrears. One is a developed property and one is an undeveloped lot. Jeannine is aware of these matters and Wally will ask Jeannine to write to them with notice of intent to place a lien if the accounts are not paid by the end of May.

Expenses are within expectations, and there adequate resources within budget to cover the May bills. Explanation of overspending in LCA II for repair/replacement may be appropriate. This work was for gutters/downspouts, whereby LCA II had the most extensive work.

Other budgetary matters are acceptable.

3. FY19/20 Budget

The budget for next year has been prepared and will be included in the packet for members to vote on via ballot. We will be analyzing the costs associated with the Associations' contracts and reviewing pay equity associated with the work.

4. Preparation for Annual Meeting

Wally provided everyone a draft agenda (some adjustments made) and a cover letter (some adjustments made) for the Annual Meeting. The ballot form was discussed and approved.

5. New Pool Manager

Sherry announced that we have a new pool manager for the summer season. Christine Collins will be assuming these responsibilities. She resides in Waldport and works at the Newport pool. She is a certified lifeguard. There have been some questions posed regarding the limited summer season. In an effort to control expenses, the Board has limited the number of days/hrs. The pool hours are posted on the website. We will evaluate pool usage over the summer. Bob volunteered to create a sign-in form.

6. Update of Policies, Procedures, and Practices of the DRC

With the CC&Rs having been updated last year, it is now necessary to update the DRC rules and the Community Rules. The proposed changes are posted on the QWHA website. The changes are

primarily a reduction in verbiage. We will have information sent to everyone via e-mail and in the packet. Members will be voting on this matter at the Annual Meeting.

7. DRC Issues

An owner has decided to build on an undeveloped parcel. There are complications related to water service. The City may need to create new easements in order to resolve the matter. Loren is also dealing with another development and complications related to side yards on a triangular shaped corner lot has arisen.

8. Riparian Area and Tree Issues

Wally and Loren have inspected the common areas to determine vegetation management priorities. They want to start with focus on the caged trees and trimming and pruning around them to improve their health. Loren remarked that he thought the work parties will make a significant headway in improving the riparian area.

9. Update on LCA IV Lighting

Jim Welch has requested that a motion detector be installed for the lights at the LCA IV in lieu of the current photo cell that is there now. Bob got a bid from the electrician and the cost would be borne by LCA IV. Bob is working with the owners on a solution.

10. Update on Practice Board at Tennis Court

Wally spoke with the guy that has maintained the tennis courts/fence and he was opposed to the use of any wooden boards. He is concerned that a board will create too much wind load. A portion of fence has already sustained damage. However, Wally has found a net, a bounce-back device that would work for about \$100. Wally has already contacted Rebecca about the matter.

11. April 27th Work Party

Wally reported that there was a successful work party. There was a pretty good turn out; Hasso Herring, Rebecca Owen, the Powells(Lee and Linda), the Dickinsons(Loren and Sherry), the Orchards(Wally and Christine), and Linda Smith-Reichel.

The focus was removal of holly, ivy and blackberry, in the vicinity of the tennis courts. Loren removed ivy out of trees west of the tennis courts.

12. New Quiet Water Entrance Sign

Wally and Loren assembled the sign and were able to replace the sign with considerable cost savings.

13. New Business

Damage to refuse pile

Loren brought this up but thinks it is probably resolved. This is primarily from vehicles being driven in the area when it was too wet. Best repair would be for Will to grade the area with a tractor.

Common Area west of LCA IV

A number of neighbors would like to see some improvement to the area in the Commons Area where there is standing water in the winter and a barren dirt spot in the summer. One idea was to confer with Peggy about plantings that would survive those conditions. Bob will work with folks to see if there is a solution.

14. Executive Session

Meeting Adjourned at 4:35 PM

The next Board meeting will be held immediately following the QWHA Annual Meeting on June 8th, 2019 in Room 8 of the Commons.

