

**Minutes**  
**Quiet Water Board of Directors Meeting**  
**November 11, 2018**

**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 2:08 p.m.**, at 333 Jennifer Drive, home of Sherry and Loren Dickinson.

**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 a number of properties that have not paid their assessments for the current quarter. Nan noted that many folks wait until the end of the quarter to submit payment. There is one property that has paid only the base rate and not the LCA assessment for the current and past quarter.

The water/sewer bill for the pool was higher than normal so someone needs to investigate and determine if this was an error or a problem at the pool. Nan and/or Jeannine will contact the City of Yachats on the next business day.

The ground supplies/rentals budget has been overspent but this is due to the clearing of the debris pile. We are still within budgetary limitations. Sherry reported that we will get one large dumpster per year for yard debris as part of their changes and increase in rates.

## **2. Reserve Study**

While getting quotes for gutters and downspouts, and gathering information about carport roof replacements, the data showed the expenses will be higher than what was expected and resulted in the need to adjust assumptions for replacement costs. Consequently, the case can be made that we are ok in the General Reserve, but it will be on a slight downward trend. The LCAs are a different story with LCA I projected to be at 38% trending up to 65% over five years, and LCA II at a little over 50% moving up to 70% over the next five years. In LCA III (with carport), the reserve is in the red with it climbing to 26% over five years. LCA III (non-carport) is fine for the next five years, and LCA IV is at 37% moving to 64% over the next five years. These figures do not yet include inflation so they may be a little optimistic. These figures also mean an adjustment to LCA assessments may need to be considered for next year. Wally will analyze the information further and the Board will review the entire matter further when we discuss the 2019/2020 Fiscal Year Budget.

## **3. Riparian Work Parties/Work Area Monitoring**

Loren reported that ivy is really taking over in several areas. Loren recommends that we have more work parties to address the problem. The Board will establish four dates for QW work parties in 2019 and send them out to all members requesting assistance. We will also explore establishing an “adopt a section of riverbank” program for the eradication of ivy effort.

We still have a problem with people using the riverbank to launch their watercraft at undesignated locations. We will remind people where to launch and delay installing any additional signing.

## **4. Work for Credit Rates**

The Board desires to encourage more QWHA sponsored work parties and more participation by members at those work parties. We currently are paying \$10/hr. and the Board approved raising the rate to

\$12/hr. (Noble made the motion, Orchard second – approved unanimously). We also use the Job Corp youth and we pay them \$11/hr. plus lunch. Their work will be supplemented with the QW work parties.

## **5. Gutter and Downspouts**

We covered this topic as part of item 2 (above). Repairs to be scheduled.

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

Wally and Loren have begun evaluating how to accomplish this task. Loren took the steps to create a draft and remove those things that were duplicative with the CCRs and attempt to reduce the size of the document. When they discussed how to address the appearance of buildings/properties, it was a bit more complicated. Their recommendation to the Board was that the tone not be too onerous and the rules not too draconian. Wally also mentioned concern for the Association's liability in addressing non-compliance as well as having no desire in creating further animosity/disharmony. Input from the Board was that we needed to have some more specificity, however, in order to enforce neglect or inappropriate conditions not satisfactory to the community. Wally and Loren will make another revision to the draft and present the draft rules to the Board for review at our next meeting. Bob will also make inquiry about options for enforcement.

## **7. Next Steps Home Maintenance/Repair Campaign**

This item was covered in Item 7(above) and is intertwined with the matter of DRC Policies, Procedures, and Practices. No action at this time.

## **8. Old Business**

Entrance Sign – Some investigation has been done. Loren will send the website link/photos to Board members.

## **9. Other Business – Recycle Frequency**

Concern was forwarded to the Board that the recycle containers are frequently full. Sherry will contact Dahl and see if they have larger recycle containers available.

## **10. Executive Session**

The Board discussed the performance and compensation of the Site Manager.

## **Meeting Adjourned at 3:56 PM**

The next Board meeting will be held at 2:00 PM Sunday, February 17, 2018 at the home of Bob and Ann Noble - 174 Jennifer Drive.