

Minutes of Quiet Water Annual Meeting June 13, 2015
Approved at Annual Meeting June 11, 2016

President Wally Orchard called the meeting to order at 10:10 AM and welcomed members present.

1. Meeting Business

Adopt draft minutes from the June 14, 2014 Annual Meeting. The minutes were adopted by a unanimous show of hands.

2. Reports

President: Wally Orchard

Wally talked about this year's accomplishments that I will list for brevity's sake:

- Finances are in order. Costs of several contracts have increased (Pool Manager, Site Manager, Mowing)
 - We have had a sequence of Site Managers from Doug & Joan Johnson to Jill McLean, and at presently Rick Cave.
 - Robert Noble and Mary Wiltse continue to work on aligning the various documents (CC&R's, Community Rules, & Bylaws)
 - Robert Noble and Wally Orchard are working on revamping the method and software to do the reserve study. Within a short period of time the reserve study will be done entirely by members of the Board. The changes are based on a web based California plan for reserve studies. Previously computerized reserve studies were done by Greg Scott on a volunteer basis for the benefit of the community.
 - LCA parking lots will be paved with one and a half inches of asphalt this summer. There is enough money in the LCA reserves to cover the costs without an assessment increase.
 - LCA 4 will get electricity to the garages and outside lighting.
 - QW will host the Yachats Youth Swim Program this year.
- Member Larry Brice voiced a concern about liability. The Board proposed that the issue be brought up at the next Board meeting. The board will revisit the liability issue with member Ken Aebi who did the research on liability for the program.

- The pergola was restored. The project was spearheaded by Dan Motley with donated time from local contractor Brad Webb who has worked extensively in QW.
- New website is functioning. This site belongs to QW and is operated by the Board. The previous site belonged to QW resident Greg Scott who graciously operated it for the benefit of the community. qwha.org
- Wally acknowledged the following QW members for their outstanding service to the QW community: Doug & Joan Johnson (Site Managers), Jeannine Janson (Financial Secretary), Judy Line (Pool Manager) and Will Williams (Mowing Contractor), Nan Scott (Treasurer) and Loren Dickinson (Chair of DRC)

Treasurer's Report : Wally Orchard

Treasurer Nan Scott was unable to attend the meeting so Wally Orchard presented the End of Year Report and Budget. Members received a budget in their packets and an up to date financial report was passed out at the meeting. Repaving of the parking lots in LCA 1, 2, and 3 will cost a total of about \$30,000 and should be complete this summer. As mentioned before there are sufficient funds in the LCA reserves to cover this expense without affecting assessments.

Site Manager's Report: Joan Johnson

Our present site manager Rick Cave was not present so Joan Johnson gave a brief presentation. She appreciated people for the redeemable cans and bottles the money from which goes to charity. The site manager's salary has been increased from \$6250 to \$7800 per year.

DRC Report: Loren Dickinson

Loren noted that twenty items for minor projects went through the DRC. Seven of those projects were ductless heat pumps. There will be a new house built in QW in the next few months.

Reserve Study: Robert Noble

Robert presented on the method of doing the reserve study at a special meeting on the Friday evening before this Annual Meeting. He reviewed the important points. The Board will use the information from a plan produced for California HOAs. Up until this time resident Greg Scott has done the reserve study with spreadsheets he has

created. The Board is grateful for Greg's expertise and efforts but would like to have a system owned and operated by Board members. One important point that Robert wanted the membership to understand is that full replacement costs for catastrophic failure of the pool and tennis court are not being collected. Robert wanted members to be clear where their assessment money is going and how the Board determines the assessment based on the reserve study. Annual reserve studies are legally required.

Riparian Progress: Paul Haley

Paul outlined the progress on the riverbank this year. The reed canary grass project on the little creek by the pool has been successful so far. The geotech fabric was removed after 2 years (some left by edge of creek). Slough sedge, alders, and native grasses were planted and wood chips spread on the path. As planned some of the evergreen trees planted last year were removed and replaced by red alders for view enhancement. Continued clearing of vegetation around the newly planted trees and shrubs continues and will be necessary for a few more years. Twinberry and willow were planted on the bank of the LCA3 reach in the areas of severe erosion. The areas of concerns this coming year are the reed canary infestation on the upper reach of the riverbank, continued removal of invasive plants along the entire area, and the vinca infestation in the lower reach adjacent to LCA 2. The Riparian finances are in order. We budgeted \$6300 this past year and spent \$2200 and paid \$2000 to the general reserve as planned. This coming year the budget has been reduced to \$1700 and \$11,000 will be paid back to the general reserve from the Riparian Fund. We have accomplished a great deal economically due to the effort of volunteers.

3. Quorum

Secretary Paul Haley certified that a quorum was achieved. Forty-eight properties were represented in person or by proxy. Thirty-seven properties are necessary for a quorum.

4. New Business

Vote on the budget: The budget was approved by secret ballot with 43 voting for and 5 against. Larry Brice brought up the issue of the expense of the pool and the unbalanced benefit and use by renters. Wally Orchard encouraged Larry to write up his ideas and present them to the Board for consideration.

Vote for 2 new members to the Board of Directors: Only 2 name were on this year's ballot. Sherry Dickinson, and Wally Orchard were elected by a large majority of those voting. Mary Wiltse and Bob Noble will serve the second year of 2-year terms.

Vote for 5 members of the Design Review Committee: Loren Dickinson, Stephanie Kimmel, Anne Noble, Larry Brice, and Isabel Prusinski were elected by secret ballot

Meeting Adjourned 12:15 PM

Prepared by Paul Haley, QW Secretary