

DRAFT MINUTES
Quiet Water Homeowners Association
Annual Meeting
June 8, 2019

In attendance: Board Members - President -Wally Orchard
Secretary-Sherry Dickinson, Treasurer-Nan Scott
Members-Joan Cavin and Bob Noble
Design Review Committee Chair-Loren Dickinson
Financial Secretary - Jeannine Janson
Site Manager - Carrie Patton
Ripples Editor/Publisher - Christine Orchard
Many QWHA members (more than a voting quorum)

The meeting commenced at 10:00 am at the Yachats Commons

1. WELCOME: from Board President Wally Orchard

Introductions of all present.

Moved and 2nd to accept the agenda - vote was favorable

2. MINUTES: June 9, 2018 Annual Meeting minutes were amended to reflect the correct amount of time the meeting lasted. Minutes were approved as amended.

3. REPORTS:

SITE MANAGER: Carrie Patton identified Mondays and Thursdays as the days she is on site and picks up compostable plant trimmings. She expressed "Thanks" for homeowners leaving such materials curbside. Regarding Recycling - funds generated from bottles and cans are donated to the Oregon Humane Society. Reminder that glass may be recycled 3 times a year at Dahl in Waldport.

PRESIDENT'S REPORT:

Wally Orchard listed about a dozen properties in Quiet Waters which have been bought and/or sold this past year. Welcome new owners and those enriching Quiet Water with new development.

Big storms caused flooding in low lying areas and trees to come down. Alder and Hemlock were among those downed and caused expense to deal with removal and cleanup.

Quiet Water employs 4 contracted workers: Jeannine Janson - Financial Secretary, Carrie Patton - Site Manager, Will Williams - Mowing, and Christine Collins - Pool Manager.

General upkeep has included the replacement of LCA carport downspouts at an expense greater than expected. Lighting: recently an electrician has been installing timers which should save over the previous photocells. The budget reflects an increase in assessments for LCAs due to new estimates for replacing roof and downspouts on carports.

Swimming Pool: QWHA was presented with a plaque of gratitude from YYFAP for making our swimming pool available for swimming lessons.

New Quiet Water sign. Wally Orchard and Loren Dickinson made a new Quiet Water sign at the entry to the property off Hwy. 101. A bid was made to make a new one for \$7,000. They made a great sign for \$1,000. and installed it and placed new plants at its base.

Work Parties: Four times a year members may lend help to the maintenance of the Quiet Water Property. For each hour worked you will earn \$12.00 off your homeowner assessment. The next work session is scheduled for June 29th from 9 to 12.

Reminder: Quiet Water has a web site: qwha.org where you can find the CC&Rs, budget, Ripples newsletter, and more.

THANK YOU: QWHA would like to thank the following persons who repeatedly make a difference:

Jeannine Janson - Financial Secretary

Carrie Patton - Site Manager

Will Williams - Mowing

Nan Scott - Treasure

Loren Dickinson - Design Review Committee

Doug and Joan Johnson- who help in many ways

And all the volunteers

Please consider being a Board Member!!!

TREASURER: Nan Scott

(Please refer to the QWHA-Yachats Oregon

Consolidated Budget 2019-2020)

\$2,340.25 end of year transferred to reserve. Approved.

FINANCIAL DOCUMENT REVIEW:

Auditing financial records - Rebecca Owen, Bob Noble & Jeannine Janson have been working together. Not yet completed. Rebecca noted that Jeannine keeps meticulous records.

DESIGN REVIEW COMMITTEE:

Thank You Peggy Gray, Christine Orchard and Sherry Dickinson for the new plantings around the base of the new Quiet Water sign.

Attention will be given to trees for safety as some blew down this year. Also, roofs will be needing repairs.

Loren Dickinson and Wally Orchard worked on document revision to align with CC&Rs making the 2 more compatible. The document is now titled DRC Guidelines instead of Policies.

4. RESERVE STUDY AND ASSESSMENTS:

Assessment changes were explained (refer to the information provided in the annual meeting packet). The revised assessments are incorporated in the budget that was included in the meeting packet.

General assessments	No change
LCA I	Increase from \$135 to \$145
LCA II	Increase from \$110 to \$125
LCA III with carport	Increase from \$135 to \$145
LCA III without carport	No change
LCA IV	Increase from \$125 to \$145

5. DETERMINATION OF A QUORUM:

A quorum would be 51 of 72 properties. Yes, a quorum was present.

6. NEW BUSINESS:

By Ballot Vote:

- a. Approval of 2019-2020 budget
- b. Approval of proposed changes to DRC Guidelines and Community Rules
- c. Election of two Directors
- d. Election of Design Review Committee

Ballots were counted by Jeannine and Loren. The Budget and the revised DRC Guidelines and Community Rules were approved. Sherry Dickinson and Wally Orchard were elected to the Board of Directors. Loren Dickinson, Stephanie Kimmel, Patrick Muckleroy, Ginny Hafner and Peggy Lindsay were elected the Design Review Committee.

7. ITEMS FROM THE FLOOR:

- a. There is a need for Rules and Regulations to conform to standards of care with follow through for non-compliance.
- b. Suggested that a list of names of contractors be made available for sharing; possibly kept by the DRC.
- c. Recommended for residents to become aware of medical facilities and options prior to an emergency.
- d. Signs ...Boat launch sign is missing. Is there need for No Trespassing signs?

8. ADJOURN: The meeting was adjourned at 11:48 am