

**Quiet Water Board of Directors Meeting**  
**December 11, 2016**  
**Approved: January 17, 2017**

**In Attendance:** Board Members Sherry Dickinson, Bob Noble, Wally Orchard, Mary Wiltse; Treasurer Nan Scott; QWHA members Loren Dickinson and Wayne Tesauro.

The meeting commenced at 2:09 p.m. at the home of Sherry Dickinson.

**1. Financial report**

At the end of the second quarter, all member accounts are current and some have paid ahead. Earnings from the Synchrony accounts continue to be strong and are running above budget so far this year. LCA repair work is running over budget.

Nan Scott noted appreciation for Jeannine Janson's diligent work as Financial Secretary.

Loren Dickinson was named as the second signer on the Synchrony accounts.

**2. Site manager bonus**

A \$500 bonus was approved for Site Manager Judy Line. The Board authorized Financial Secretary Jeannine Janson to write the check.

**3. Common area repairs and painting**

Repair work completed and painting done on most common area buildings. Unexpected dry rot and wind damage found. Brad Webb suggests that buildings be painted every eight years. In spring of 2017, repair work and painting will be completed on pool building. Bob Noble noted moss buildup on walkways. Member Wayne Tesauro suggested using a simple borax mixture when walkways are dry. Bob Noble will follow up on this.

**4. Garbage and recycling**

The schedule for garbage and recycling pickup by Dahl has been once a week during the summer and every two weeks during the rest of the year. However, this fall, both garbage and recycling bins have been filling up faster. Therefore, pickup service has been changed to weekly for all 52 weeks of the year. We will continue to monitor.

**5. River path**

In response to a Quiet Water member's concerns, the board discussed how the river path should be treated and maintained. Bob Noble will draft a proposal for discussion at 2017 annual meeting.

## **6. Invasive weeds**

This continues to be a problem on Quiet Water properties. It was proposed that we hire help from the Job Corps for assistance.

In this discussion, the topic of other property maintenance was discussed. Bob Noble will draft a letter to be sent to all property owners regarding invasive weeds on property as well as other home/property maintenance issues, citing QWHA Covenants, Conditions and Regulations document.

## **7. Pool Equipment**

The question is, "How do we keep pool expense down?" Currently QWHA contracts an individual to serve as pool manager, which includes chemical checks every two hours while the pool is in use. It is possible to reduce this workload by installing an "Auto Chemical Control System". Bob Noble will follow up with Pool Time, Inc. to gather more information.

## **8. Porch Lights**

It was noted that there are some porch lights left on 24 hours causing excessive brightness on other properties. This issue will be dealt with on an individual, person to person manner.

## **9. Brightness of lights in LCA 4**

There has been concern about brightness of path lights in LCA 4. This is part of common area and it is deemed that both path lights and garage lights are necessary for safety issues. Loren Dickinson will check the light bulbs of the path lights and investigate whether a lower wattage bulb can be used.

**The next Board of Directors meeting will be at 2 p.m. on Sunday, March 5<sup>th</sup> at the home of Wally Orchard**

**Meeting adjourned at 4:10 p.m.**

**Minutes submitted by Mary Wiltse**