

Quiet Water Board of Directors Meeting: December 6, 2015
Approved: January 19, 2016

In Attendance: Board Members Sherry Dickinson, Bob Noble, Wally Orchard, Mary Wiltse, Treasurer Nan Scott

Meeting commenced at 1:11 p.m.

1. Financial report

Treasurer Nan Scott reported. Only two QW member accounts are currently in arrears. Paving projects are complete and paid for. With the recent announcement from the city of water rate increases, it is likely that the cost for water and sewer for the pool will be more than budgeted. Given the age of the association's computer, Nan recommended that money be budgeted next year to purchase a new computer.

2. Interest bearing investment of Quiet Water funds

Interest accrued will be credited to the general reserve.

3. DRC Submittal Guide

The Quiet Water Design Review Committee Submittal Guidelines were reviewed. They will be placed on the QW web site and presented at the annual meeting.

4. Common area painting

A bid was presented from Most Wanted Painters, Inc. for painting of the following structures: pool building exterior, equipment shed exterior, LCA 1, 2 and 3 carports (inside and outside) and LCA 4 parking garage (exterior). Bid for painting is about \$2 per square foot. Additional bids will be sought. Paint that is formulated for coastal humid weather is considered important.

5. Reserve Study update

Wally presented a summary of the existing reserves and current assessment levels. This reserve study includes projections out to 2025. Based on the findings, possible new assessment levels were discussed.

6. Riparian restoration project

Because Paul Haley is not in Yachats often, it is suggested that Paul outline maintenance jobs needing to be completed with Wally supervising the implementation.

7. Paving of LCA parking areas report

Bob reported that the paving has been completed. It is recommended that a seal coat be done, possibly next summer. Bob will look into this and report back to the board.

8. Site manager contract

A modified “Agreement Between Site Manager and Quiet Water Homeowners Association” was reviewed with some additional modifications/clarifications added by the board. The Agreement was approved as amended. In the New Year Wally and Bob will meet with the site manager to discuss the contract.

9. Info sheet for rental units

Mary and Sherry will develop a one page laminated document for households citing basic QW (and City) rules/guidelines in such areas as garbage and recycling, noise, pets, the boat launch.

10. YYFAP swimming lessons

Conversation continued about insurance/legalities of QW swimming pool use for YYFAP summer swimming lessons as well as liability for owners, guests and renters. Bob will follow-up by visiting with State Farm and YYFAP regarding specific questions raised by QWBOD.

11. Ripples editor

Board discussed having the Ripples be incorporated on QW web site rather than a separate attached e-mail document.

12. Equipment and machines owned by Quiet Water

Any QW owner can use the equipment located in the unlocked shed. Equipment in the locked shed is normally for use by contract workers only. QW members may be allowed to use this equipment by request.

13. E-mail from QW owner

E-mail from a QW owner sent to the secretary of the QWBOD was shared with the board. The concern expressed in the E-mail was regarding QW use of weed cloth along the river path. Wally will respond in writing to the concerned owner.

Meeting adjourned at 4:30 p.m.

Minutes submitted by Mary Wiltse, QWBOA Secretary