

Quiet Water Board of Directors Meeting: March 22, 2015
Approved March 24, 2015

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

Meeting Commenced at 1:00 PM

1. Pergola

Homeowner Dan Motley sent an e-mail to board members on March 19, 2015, requesting permission to dismantle and rebuild the pergola located in LCA 1, citing that \$1125 has been pledged by homeowners to support the project. Board decision: 1) This activity needs to be presented to DRC by Mr. Motley, 2) The QW Board is not in a position to grant the request for money. It is not part of designated reserve or assets of either LCA 1 or the QW community, and 3) The Board is willing to facilitate Mr. Motley in bringing his request to QW community at the Annual Meeting in June, however, Motley's written request must be submitted to the QW Board for approval and the board has the final say before the written request is placed in the packet of materials mailed to QW homeowners in preparation for the Annual Meeting or placed on the Annual Meeting agenda.

2. New Site Manager

Jill McLean has signed the Contract Agreement to be QWHA Site Manager. Compensation is \$500 per month until the end of May; \$650 per month during next financial year (\$7800). McLean is licensed by the City of Yachats. McLean has a dog that accompanies her for safety and security purposes. The QW Community Rules state that "Dogs are not allowed to roam in any common or limited common area including the riverbank and paths. Dogs must be on a hand held leash at all times." It is impractical for McLean's dog to be on a leash as she works. The dog is well-trained, not aggressive and responds quickly to voice command. The Board agrees to grant McLean special dispensation for her to determine when leashing is appropriate. It will be proposed at the Annual Meeting in June that the Board may permit exception to the leashing requirement on a case by case basis, along with adding this authority in the Community Rules. An e-mail communicating this will be sent to homeowners immediately.

3. Additional Compensation for Joan and Doug Johnson

In deep appreciation of long and dedicated service by out-going Site Managers Doug and Joan Johnson, Bob Noble moved that the Board authorize \$500 to be given to Doug and Joan. Money to be allocated from Management Contract Account of current 2014-2015 budget. Second by Wally Orchard. Motion carried.

Wally Orchard takes responsibility for presenting Doug and Joan a card with the money.

4. Increase for Mowing Contract

Mowing, which is done on a contracted basis, will cost the QWHA \$50 more per mowing cycle which comes to \$750 per cycle. There will be a minimum of 12 mowing cycles per year. This amounts to \$600 increase in the next financial year.

5. Budget for 2015/2016

A draft budget for 2015/2016 was reviewed and discussed by the Board. Bob Noble moved that, based on the review draft, we direct Treasurer Nan Scott to draw up the fiscal document for approval of the proposed budget by electronic vote. Second by Mary Wiltse. Motion carried.

Bob Noble moved to reduce the Riparian Restoration Fund to a balance of \$4000 in the next fiscal year, and repay the General Reserve an amount to approximate \$14,000. Second by Wally Orchard. Motion carried.

There was considerable discussion about how to constrain the budget without needing to raise assessments. This coming fiscal year (2015-2016), we have proposed a budget that accomplishes this goal. However, with supplies and contractual costs increasing, we will not likely be able to continue this approach and be able to satisfactorily fund reserves, unless assessments are raised or budgetary reductions are made. It will be important to inform the membership.

6. Reserve Study

Reserve Study was reviewed and there was agreement to revise for future years. This year, paving of LCA 1, LCA2, and LCA3 will be completed without increased assessments of homeowners.

7. Document Review

Bob Noble presented his analysis of the following QWHA documents: Covenants, Conditions and Restrictions (CC&R), Bylaws, Rules and Regulations and Design Review Committee, noting consistency among documents, areas needing clarification or updating. Bob Noble and Mary Wiltse will continue the process and report back to the Board.

8. Request for Small Wheelbarrow

There has been a request from homeowners for the purchase of a small, easy to manage 2 wheel wheelbarrow. The present wheelbarrow is often not available and is difficult to manage. The Board is attentive to the request and asks these homeowners to identify a particular model including price and to suggest where

the wheelbarrow will be stored because there are growing limitations for storing tools and equipment. Pending this information the Board will consider the request.

9. Falling Trees on Riverbank

After discussion of the pro's and con's of the issue, it was decided to not cut the falling tree on the riverbank, due to safety and financial concerns. The Board does appreciate Yachats City Council approval if cutting becomes necessary.

10. Identified Tripping Hazard on Paved Path

Bob Noble reported a tripping hazard concern: a hump extending about two feet caused by tree root on a portion of a paved path. It was decided to restructure the path to avoid the raised area and to fill the raised area, minimizing the danger.

11. Pool Use by YYFAP for Swimming Instructions, Summer 2015

Representing YYFAP, Ken Aebi has requested use of the QW pool for swimming instructions once again in Summer 2015. This will not interfere with the regular pool hours. Pool managers Judy Line and Joan and Doug Johnson are willing to accommodate. Bob Noble moved to approve this request, upon clarification that YYFAP has liability insurance coverage. Second by Wally Orchard. Motion carried. Wally Orchard will communicate this decision to Ken Aebi.

12. QWHA Insurance

Mary Wiltse reported on State Farm Coverage for QWHA. Policy declarations were shared with each Board member present and Treasurer Nan Scott. It was decided that coverage is appropriate. Mary Wiltse will instruct Jeannine Janson to pay the premium covering April 15, 2015 to April 15, 2016. Bob Noble will communicate with Dan Motley regarding carport insurance coverage.

13. Boat Launch

A QW homeowner asked about the officially designated boat launch location. Bob Noble will provide a map to be distributed to all QW homeowners to share with guests and renters. This map indicates the only official boat launch for non-motorized watercraft. The maps will be included in the Annual Meeting packets that will be mailed to all homeowners prior to the Annual Meeting in June. The Board authorized Bob Noble to have a sign made and posted regarding the boat launch site.

14. Annual Meeting Packet

Jeannine Janson has requested that all materials to be included in the agenda packets mailed to QW homeowners be submitted to her by May 1, 2015. In addition to the same usual items, the boat launch map, possible pergola proposal

submitted by Dan Motley and approved by QW Board, Bob Noble will draw up a document regarding the informational meeting about the Reserve Study to be held on Friday night, June 12th at the Commons, the night before the Saturday June 13th Annual Meeting. Bob Noble and Wally Orchard will work together on the presentation.

The QWHA Board of Directions meeting adjourned at 4:33 PM.

Minutes submitted by Mary Wiltse, QWHOA Board Member