

MINUTES

QWHA Board Meeting

April 18, 2021

2:00 pm via Zoom

Called to order at 2:00 PM

Present: Board members; Rebecca Owen, Bob Noble, Nan Scott and Joan Cavin.
DCR Chairman, Loren Dickinson. Home owner - Peggy Lindsay.

Minutes from the last meeting (February 7, 2021) were approved.

Treasurers Report was accepted.

- Fourth Quarter assessments are due at the end of May.
- At the end of March, we were 83% of the way through the fiscal year.

When considering all expenses, we are 71% of budget.

- Because the pool has been closed, Recreational Area Operations are at only 19% of budget. The major repairs for the pool have been funded from Reserves. Pump repairs and mold remediation amounted to \$8510.

Although we did not budget for that expense, the membership approved the pump repair and the mold remediation was a safety issue that needed attention.

- Interest income will be below budget.
- We received the bill from Dahl just a few days ago in the amount a little more than \$1000 for the large dumpster that we requested in September to handle all the debris from the wind storm. We will be over budget in that area. That bill is not included in this report.

Design Review Committee - Loren

Nothing to report at this time

Riparian Zone/Bank Conservation

Plantings and Repairs

QWHA was given Willow starts to plant in the Riparian Zone. Loren is not sure that this species of Willow is the correct one for us as it is very robust and tall. The State and County laws do not prohibit trimming of these within the Riparian Zone. We should talk to the City of Yachats for a variance allowing trimming as long as it is not harmful to the Riparian area. (Katherine Gunther is the current City Planner). Bob Noble will look into a variance from the city. We will look to others for guidance regarding plant selection. Rebecca is willing to spearhead the actual planting and general care for new plants. Loren offered to help.

Sandbar/Boat Launch will be delineated with a log restricting access. The log will come from the tree that will be lowered to a safer location within the Riparian Zone from its current location of leaning hazardously against another tree.

The Hazardous Tree is being lowered to the Riparian Zone tomorrow, April 19th. Kate Worthington has been hired to do this job. We have a signed permit from the city for this job.

Boulders on LCA I

Kate Worthington bid \$1,000. to place 7 boulders in the LCAI stream area to reduce the impact of High Tides or King Tides flooding this area.

All board members agreed to this with the contingent of Rebecca looking at the site and reporting back to Nan regarding the location of such boulders.

Pool

Enclosure

We received 2 bids. Kate Wothington's bid was considerably lower. Bob Noble discussed this with her and a clearer understanding of the job increased her bid. She still had the better bid. She has asked for a progressive payment plan. The Board approved this plan.

Pool Manager

We do not have one at this time.

Pool Opening

The state of Oregon is currently in Phase I of Covid reopening, and swimming pools are not allowed to reopen until Phase II. Our pool is classified as an indoor pool because of the complete structure surrounding it. As of this time all board members agreed to not open the pool.

Grounds

Site Manager

The new Site Manager, K T Worthington, was introduced in the most recent issue of Ripples on the QWHA web site.

Board Walk Repair

The short Board Walk at the base of the stairs is in need of repair or replacement. A bid has been made to do the work with a composite material (similar to Trex) for \$470. The Board approved this work.

Asphalt Walkways

A number of asphalt walkways are in need of repair. Bob Noble attempted to contact 3 different companies for bids. Road & Driveway company will meet with him this coming Tuesday to assess overlays, removals, or replacements. If tree roots are involved in the path upheaval then an arborist must be called. Loren Dickinson suggested the use of PVC pipe to create a bridge over roots.

Roofing (Pool and LCAIII carport) 21-22 budgeted

Both of these roofs are in the budget for next year. There is a savings if done at the same time. It would include layering over the existing roofs (a common practice). The board agreed to wait until the next fiscal year.

Gutters

Lee Powell and Linda Van Powell have done this work for Work Credit.

Playground Area

Lee Powell and Linda Van Powell did a great job restoring this area and flower beds as well. A new basketball net is up thanks to Rebecca Owen.

Signage

A proposal was sent to board members with regards to new signage to be located along the path. The board approved of the signs and the purchase of the signs

Trees and Trimming

All up to date.

Boat Storage

Rebecca showed examples of wooden storage structures for supporting up to 6 kayaks. She will download building plans for such and share them with both Phil Kimmel and Kate Worthington who may build them for us.

Path Survey

A survey is online for all homeowners to record their thoughts on the 3 path options submitted. Please read the article in the current Ripples for more clarification. This will be available until May 20th.

Elections

The Executive Board is looking for 2 new members. Rebecca Owen and Joan Cavin will be leaving the Board. Homeowners, please consider getting involved in this informative experience.

Annual Meeting

The Annual Meeting this year will once again be conducted by mail. The Executive Board made this decision due to ongoing restrictions imposed by Covid-19.

New Business and Other

The Board went into Executive Session