

**Quiet Water Board of Directors Meeting**  
**March 5, 2017**  
**Approved:**

**In Attendance:** Board Members Sherry Dickinson, Bob Noble, Wally Orchard, Mary Wiltse; Treasurer Nan Scott; QWHA members Loren Dickinson, Peggy Gray, Doug Johnson, Joan Johnson

**The meeting commenced at 2:10 p.m. at the home of Wally Orchard.**

**Financial report**

Treasurer Nan Scott presented the financial report. At the end of the third quarter all member accounts but one are current. Earnings from the Synchrony accounts continue to be strong and are running above budget so far this year. We are 75% through the fiscal year, and while a few line items are running above budgeted levels, in the aggregate, expenses in General Operations are within budgeted projections. Repair costs in various LCA's were well above budget. Much dry rot was found on inspection, the electrical distribution panel in LCA II had to be replaced; and in LCA III carport, a significant movement of a wall had to be corrected. Repair and painting of the pool building still need to be done. Other work that still needs doing: replacement of corroded electrical distribution panels in LCA I and III and gutter work on all garages and carports. Wally Orchard will assist Nan Scott with the development of the budget for the next fiscal year. Wally Orchard will draft a letter to Quiet Water membership to appraise members of the reasons for the additional expenses and future budget concerns for each LCA.

**River path**

There was discussion on seeding a section of the river path near the LCA I path with grass to reduce erosion. The board approved a letter to Gretchen Armstrong and Larry Brice regarding the river bank trail and materials used to denote the path.

**Pool matters**

Joan and Doug Johnson proposed pool hours for 2017, based on usage data from previous years and in order to keep the operation of the pool affordable. In response to their proposal, the Board agreed to have the proposed opening of the pool on July 1<sup>st</sup>. The Board further determined that the pool hours for 2017, will be Sunday through Friday from 2 p.m. to 6 pm (5-6 p.m. adults only), and Saturday from 12 noon to 8 p.m. (7-8 p.m. adults only). It was decided to not purchase the automated system for pool chemical testing, as even with that equipment in place, there needs to be a person checking the readings every two hours. A contract will be drawn up for pool manager at \$3000 per season. Joan and Doug Johnson highly recommended an individual who is interested in the position. The pool manager will be required to do additional weeding work during pool open hours.

**Property maintenance**

Bob Noble drafted a letter to be sent to Quiet Water membership about property maintenance standards, as defined in Quiet Water CC&R 5.4 The Right of Association to Perform Maintenance and By-Law 4.2 Maintenance of Member Units. Also cited is Yachats Municipal Code: Section 5.08.060 Maintenance of property—Nuisances, and Section 5.08.110 Noxious and invasive vegetation. The letter was approved and will be sent to all property owners in the next week. Quiet Water representatives will be evaluating Quiet Water properties and identifying conditions that warrant specific action. Loren Dickinson, Chair of the Design Review Committee (DRC) will develop a checklist to be utilized in the “walk through”. The DRC will contact individual owners if something needs correction.

### **Candidates for board positions**

Two positions will be open on the Quiet Water Board of Directors. There will be a search for persons to be placed on the ballot. There will also be a call for nominations in the letter to membership that announces the meeting.

### **Annual meeting**

The QWHA annual meeting will be on Saturday, June 10, 2017. The meeting will be held at the Yachats Commons. Social hour begins at 9 a.m. and official business begins at 10 a.m. Jeannine Janson prepared a very complete “To Do” list as a guide for preparation. Many thanks to Jeannine. Sherry Dickinson will contact Jeannine in order to coordinate preparation. Wally Orchard will draft a letter to QW membership with details of the meeting, a call for agenda items and a call for nominations to the two open Board of Director positions.

**The next Board of Directors meeting will be on Wednesday, May 3, 2017, at 10 a.m., at the home of Loren and Sherry Dickinson, 333 Jennifer Drive.**

**Meeting adjourned at 4:30 p.m.**

**Minutes submitted by Mary Wiltse**