

Minutes
Quiet Water Board of Directors Meeting
September 10, 2017

In attendance: Board members Sherry Dickinson, Bob Noble, President Wally Orchard, Secretary Mary Wiltse, DRC chairman Loren Dickinson, Treasurer Nan Scott, Members Dan Motley, Ginny Hafner, Peggy Gray, Justin Bauer and Kelsey McKee.

The meeting commenced at 2:03 p.m., at 333 Jennifer Drive, home of Loren and Sherry Dickinson.

1. Financial Report

Nan Scott provided the 1st quarter financial report. She highlighted that spending was ahead of revenue and that assessment invoices had just been sent out. Once those are collected we will be on target. Two members are currently delinquent - one member is two quarters in arrears, and two members are one quarter in arrears. All are expected to be collected. There were expenses in LCA I and LCA III related to electrical repairs (which were budgeted) and in LCA I due to tree removal (which were not budgeted). Wally interjected that small adjustments to assessments may be needed in the future. Wally has reviewed the reserve study and has made some preliminary projections that indicate small adjustments would be prudent. We will wait to get further information from Wally prior to making any final conclusions.

2. Revise DRC Regulations Regarding Setbacks

Loren explained the problem QW has related to an inconsistency between the CC&Rs and the DRC Rules regarding setbacks between dwelling units. There isn't any easy way to correct the problem without a revision to the CC&Rs. Loren will consult with an attorney about proposed corrective action. Loren will report back to the Board at the next meeting.

3. Pool Building/Carport Repairs

The Pool Building needs to have siding replaced on two walls, remove dry rot and install new window frame and then it needs to be painted. This work was originally scheduled late last year, then it was rescheduled this summer, but the contractor failed to perform. Wally is getting bids from new contractors. Most of carport work has been completed, but there are still gutter repairs that need to be done. Also, in LCA IV, there is a problem with the roof leaking in the garage. Wally is getting roofers to examine and get quotes.

4. Use of hired crews for work in QW

Wally arranged for the Angell Corps crew to perform vegetation removal in the common area behind 141 Combs. This area is very difficult to manage because of its ruggedness and steepness. The work was primarily removal of ivy and blackberries. The crew consisted of four youth and though two did not perform very well, the other two did. Along with their supervisor (Wally) they got a lot done. They are relatively inexpensive (\$10/hr. plus lunch and transportation), but their overall efficiency may not be ideal. Wally will seek quotes from other providers.

5. Regulations Regarding Dogs

This summer there were a couple of unfortunate incidents with a dog that was not leashed nor the pet of an owner. The Board discussed establishing a ban on animals for renters. The board also discussed establishing additional consequences for violations. Regulating the matter is complicated and involves City ordinances, and may involve property rights. Sherry will be looking into the matter after consulting the City and report back to the Board.

6. Property Maintenance Compliance

Loren reported that fifty two (52) letters were issued. Of those, twenty one (21) have subsequently been resolved/completed. Thirty One (31) remain partially complete or are unresolved. Most of those are having difficulty getting contractors to perform the needed work. Only six (6) have been totally non-responsive and of those, at least one is in the process of changing ownership. Loren is making further attempts to make contact and obtain cooperation. If unsuccessful, more formal steps will be taken. Wally has indicated the need to go slow and be sensitive to individual member's situation. The Board affirmed that sentiment. One member has challenged the need to comply based on QW's lack of written standards. Wally and Loren will draft a standard for the Board to review and members to approve.

7. Asphalt Path Maintenance

Bob informed the Board that it was his opinion that the walking paths should be reviewed for maintenance and repair. There are several locations where tree roots have grown under the path and pushed up the asphalt and a couple of locations where damage was caused by equipment. In addition, the path is now approximately seven years old and it may need to be sealed to maintain longevity. Bob will assess the needs and get bids and report back to the Board.

8. River Path Committee

At the Annual Meeting the membership decided to move the matter of what materials should be used along the river path to a Committee. The Committee, to be compromised of similar numbers that both supported extending the path with landscape cloth and bark chips and those that were opposed to extending the path with landscape cloth and bark chips. Sherry will be the chair of the committee. She has not made contact with members yet to establish their first meeting. The Board also discussed their charge which is: to confer and seek alternative solutions, identify pros and cons, draft a ballot measure - if appropriate - and report back to the full membership.

9. Types of Occupancy in QW

The board discussed the matter of vacation rentals, short-term rentals, house sitting, temporary uses, and non-owner occupancies. There is a new City ordinance that will address many of the concerns raised and it was affirmed that Airbnb will be covered. It was suggested that an article be written for inclusion in the upcoming edition of Ripples and that owners be encouraged to notify the Board to provide the contact information for their local representative (point-of-contact).

10. Use of Common Area

Bob distributed a draft policy regarding the use of common areas for special events. The policy would propose limiting the number of events and provide guidance for the Board in granting permission for these activities. The Board wants to take time to review it and discuss it at the next meeting.

11. Other

Dan Motley inquired about some dead grass that looked like had been killed by someone spraying it. The manner by which vegetation was killed was unknown and Wally will investigate.

Dan also inquired regarding the rule for pool use that restricts use by children regarding the last hour of operation. A question was posed as to whether the rule (as posted on the sign at the entrance) could be ignored if there was no one else using the pool. The Board acknowledged the rule and affirmed that it means what it states - adults only during the last hour of operation each day. Users, who are unaware or did not read the sign, may be informed about the rule, however, enforcement (if needed) should be up to the pool manager, the site manager, or a Board member.

Meeting Adjourned

Next Board Meeting will be held on Sunday, December 3, 2017 at 2:00PM, at the home of Sherry and Loren Dickinson, 333 Jennifer St.