

MINUTES

QWHA Executive Board Meeting
September 11, 2022
228 Jennifer

Called to order at 2:05PM

Present: Board Members - Pierre Morin, Nan Scott, Joan Cavin, Chareane Wimbley-Gouveia, and DRC Chair - Loren Dickinson.

REPORTS:

Minutes from the previous Board Meeting held June 11, 2022.
Minutes were APPROVED as read.

Note: Review of the Financial Books needs to happen. Denny Cavin had agreed to this task. The creation of a Master Email List for officers to use. Pierre agreed to create a QWHA Gmail account for this purpose.

Treasure's Report: Nan Scott presented the report. The report is posted on the HOA web site QWHA.org

Note:

- Because an email reminder about payment due was not sent until the day before the due date, and because invoices will be a little late in September, the grace period for over due and a \$50 late fee was extended.
- To make a clear break between quarters, it was suggested that the over due date be changed to the 20th of the last month of the quarter.
- THE BOARD APPROVED THE CHANGE.
- THE BOARD APPROVED TO PUT A LIEN ON THE PROPERTY of a homeowner who is in substantial arrears. The total past due must be paid in full by October 15th to avoid the lien.
- Several line items in the recreation category are over budget and we will have more charges before the end of the fiscal year. We will need to purchase a new winter season pool cover - probably around \$6,000.

Major Pool Expenses Since Covid Closure

Date	Amount	Purpose
08/04/19	697.00	Replace Control Board for Pool Heater
03/27/20	5,000.00	Deposit to begin work on replacing pumps, filters, etc
09/07/20	2,946.49	Final payment on pump replacements, etc.
08/10/20	1,013.75	2 intermatic timers for re-circulating pumps
03/08/21	4,600.00	Mold remediation in bathrooms
04/12/22	1,350.10	Spa Cover and installation
05/28/22	13,357.76	Roof and surround replacement / repair
06/22/22	2,842.29	Replacement and rewire rusted electrical panel
TOTAL:	31,807.39	Spent from Reserves

- All other expense line items are within bounds.

Design review Committee Report: Loren Dickinson - DRC Chair reported

- Updates given for 3 new residences under construction - 53/54 Combs Circle, 175 Combs Circle and 271 Combs Circle.
- Miscellaneous projects - (roofs, painting, etc.) Most homeowners undertaking work have informed the DRC as a courtesy, which is much appreciated. New homeowners should be reminded that the DRC should be notified for any proposed work, and if necessary DRC review undertaken.
- DRC recommends volunteer work parties to address invasive plants on Quiet Water property.
- Leaves - DRC recommends site maintenance begin removal of leaves on a regular basis to avoid gutter clogging. BOARD APPROVED THE PURCHASE OF BAFFLES TO SURROUND DRAIN GRATES TO REDUCE CLOGGING.
- Path: Regular maintenance against invasive plants.
- Trespass Issues: Any problems with trespass issues should be reported to the board, Jim Welch or Loren Dickinson

Riparian Report: Jim Welch provided a report

- Kayak Racks - Turned out to be a success. Brought in \$500. through rental spaces KAYAKS NEED TO BE REMOVED BY OCT. 31
- Security - New “No Trespassing” signs have been posted.

- Bank Stabilization - The Kayak rack reduced bank damage around the launch site. 2 other residences were encouraged to change previous launch habits for a healthier riparian zone.
- Weeds - Thanks to Rebecca, Wally, Loren and Jim for weeding.
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NEW BUSINESS / DISCUSSION / ACTION ITEMS:

Work for Credit: Saturday September 17th - 9:30 AM - Noon
 Quiet Water Volunteer Work Posse
 You may choose to receive \$13 reduction of your quarterly assessment for each hour worked
 The board hopes to schedule more such work sessions.

Trespassing Signs and Quiet Water Security: A lengthy discussion was had with regards to many aspects of this subject. THE BOARD DECIDED TO OBSERVE OUR PROPERTY FOR IMPROVEMENTS OR TRANSGRESSIONS. We will revisit this issue, possibly with the QW community attending.

Quiet Water Directory: Nan will work on this project hoping to publish later in October.

Communication to Members: The board values communication with all homeowners. Pierre is working to establish a new Gmail account for this purpose.

Community Building Events: Chareane has planned our next in person Pot-Luck. Saturday September 17th - 1:00 PM - QW Pool Area
 Come and celebrate "Neighbors!"

Pool Expenses and Usage: Refer to the Treasure's Report for Past Pool Expenses. Seasonal totals of usage and costs are still being tabulated.

Equipment Purchase Request: Nan requested the purchase of equipment that will allow QWHA members to listen to all board meetings. \$200. is the cost for this connection. THE BOARD APPROVED THIS PURCHASE.

Pickle Ball at QWHA Tennis Courts: THE BOARD APPROVED THE USE OF QWHA TENNIS COURTS BY YACHATS PICKLE BALL. They will sign a form indemnifying QWHA in case of injury on our property.

OLD BUSINESS

Debris Management:

- September 14th, Dahl will deliver a large drop box for collection of the yard waste. Will Williams will load the box.
- Yard debris or collected weeds need to be left on a tarp or in a container at curb side or consolidated next to the river path for Brendan, our Site Manager, to collect.
- The Board is willing to provide tarps if that will help homeowners.

Transactional Review of Quiet Water Accounting: Denny Cavin will be reminded of this commitment.

River Path Extension / Bank Erosion fact Finding: Nothing New

NEXT QWHA EXECUTIVE BOARD MEETING - December 11, 2022 - 2PM