

Oregon Water Wonderland II POA board meeting minutes

Saturday, January 16, 2021, 10:00 am.

Via Zoom videoconference RE: Oregon state ordered social distancing guidelines due to COVID-19

Date and Time: An open meeting of the board of directors for the Oregon Water Wonderland II Association was held on Saturday, January 16, 2021, 10:00 am., via Zoom due to state ordered social distancing guidelines due to COVID-19.

Called to order: The meeting was called to order at 10:01 AM by Bob Scott, President.

Quorum: The following directors were present: Bob Scott, Billie Cartwright, Gary Baton, Mishele Bay, and John Cleveland. There were approximately 36 homeowners in attendance. Jim Bemis and Audra Bemis represented MHCM. Quorum Established.

MINUTES: The November 21, 2021 meeting minutes were displayed for all attendees to view.

- MOTION to approve the November 21, 2020 Board meeting minutes was made by John Cleveland and seconded by Mishele Bay. Unanimously approved.

UNFINISHED BUSINESS: The Board requested MHCM receive a second opinion regarding the placement of liens to owners who have past due assessments and when the liens would need to be re-filed. MHCM received an opinion from EagerLaw PC. They stated that a lien remains in effect for six years from the date the assessment was due and a lien cannot be refilled. The recording of the POA Declaration establishes a lien for any past due assessments and the attorney stated a lien does not need to be recorded unless and until the POA will be foreclosing on a property.

FINANCIAL REPORT: Given by Jim Bemis from MHCM. The financial report dated December 31, 2021 was reviewed with all present. The association is sitting in good financial standing. The Board discussed the bank fees that are being charged by First Interstate Bank. MHCM will talk to First Interstate Bank about combining the existing accounts to lower fees incurred. These findings will be reported to the Board.

NEW BUSINESS:

Community Concerns: Homeowners in the POA have brought concerns to the Board regarding properties in violation of the CC&Rs in the community. The Board does not have authority to enforce the CC&Rs. The Board has looked into possible ideas of what could be done to handle enforcement and discussed the research that has been completed. The Board has concluded that there is no enforcing document for the CC&Rs and the best method for enforcement is through Deschutes County Code Enforcement.

Relief of Water Issues on Wood Duck Properties near Blue Heron: The properties in this area have extreme water issues. Gary Baton suggested the board have a hydrology report completed to determine the cause of the water issues. Gary Baton also suggested cleaning the ditches and looking into how drainage can be improved. MHCM will look into possible vendors to complete the hydrology reports.

- MOTION to have a hydrology report completed on the Wood Duck Properties was made by Mishele Bay and seconded by Gary Baton. Unanimous approval.

Next Meeting Date: March 20, 2021 at 10:00 AM



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OPEN DISCUSSIONS AND OWNER COMMENTS:

An owner has sent a concern to the Board regarding speeding on Snow Goose. The homeowner suggested the possibility of speed bumps. The Board has previously attempted to install speed bumps and they were required to remove them by Deschutes County. The homeowner also suggested the installation of a stop sign, but this would have to be done through Deschutes County. The Board told the homeowner the next step would be to contact Deschutes County road department for possible solutions. A homeowner present suggested a digital speed reader.

Another owner present asked about the permits for the marina. Each homeowner will be assigned a marina permit and the Board plans to continue with security patrols in this upcoming season.

Homeowners present thanked the Board for their work for the community.

Adjourn: There being no other business; a motion was made by Bob Scott to adjourn the meeting at 11:29 am.

Secretary, Gary Baton

Date:

Minutes Taken by: Audra Bemis, MHCM