

Oregon Water Wonderland II POA
Board of Directors Meeting Minutes
Saturday, January 21, 2023, 10:00 AM
Mile High Community Management

DATE & TIME: An open meeting of the board of directors for the Oregon Water Wonderland II Association was held on Saturday, January 21, 2023, 10:00 AM, via Zoom teleconference.

CALL TO ORDER: The meeting was called to order at 10:02 AM by Bob Scott, the Board President.

QUORUM: The following directors were present: Bob Scott, Gary Baton, Chance Jackson, Billie Cartwright and Mishele Bay. There were 10 homeowners in attendance. Jim Bemis and Chad Carpenter represented MHCM. Quorum Established.

MINUTES: The January 7, 2023 meeting minutes were displayed for all attendees to view.

- A motion to approve the January 7, 2023 Board meeting minutes, as written, was made by Mishele Bay and seconded by Chance Jackson. Unanimous approval.

FINANCIAL REPORT: The December 31, 2022 financials were presented by Jim Bemis and discussed among the board of directors. As of December 31, 2022 the operating account had a balance of \$66,342.84 and the reserve account had a balance of \$275,228.36.

- A motion to accept the financial report for November 30, 2022, as presented was made by Mishele Bay the motion was second by Gary Baton. Unanimous approval.

UNFINISHED BUSINESS:

Reserve Study- The reserve study proposal from Equip Consulting was discussed. It was noted by Gary Baton that in the past, maintenance plans have been mostly reactive rather than proactive, with the exception of the roads. Gary also noted that after meeting with EC, the amount of details was impressive. The POA will benefit from a detailed reserve study. Some of the assets of the POA were noted including the roads, mail boxes, dock, clubhouse, grader, office equipment, ditches, signs, etc. The logistics of open meetings and ORS requirements came up with respect to a quorum of the Board participating in the field assessment with EC.

- A motion was made to approve the reserve study proposal from Equip Consulting by Gary Baton and seconded by Billie Cartwright. Unanimous approval.

Bridge- It was noted that the County Commission will consider taking over the maintenance of the bridge and it will be on an agenda sometime early in 2023.

Mailboxes on Tholstrup- Chance Jackson reported that not much has happened with respect to the mailboxes due to holiday and weather but that the conversation is on-going with the Post Office

Association Building- Gary Baton reported a meeting with someone in the Community Development Dept at Deschutes County regarding an expanded conditional use permit. They are almost ready for the pre-application meeting and are working towards that as a next step.

40 acre Forest Service Parcel- Bob Scott and Gary Baton met with the FS to discuss fire mitigation and future plans for the parcel.



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FAQ Document- Bob Scott noted that a document including frequently asked questions would be helpful to have. Mile High will post to the portal once the document is completed. FAQs will get posted to the portal this week.

Website- It was discussed that building a website might seem to be redundant as FAQs were a primary driver of wanting a website. A question came up about still moving forward with a website as an amenity to the community. If there is a website, it was noted that it would need to be regularly updated in order to be useful. The Board previously approved a website and would like to move forward with the ability to approve the finished product before publishing.

NEW BUSINESS:

250 Gallon Fuel Tank- The Board would like to install a fuel tank with a pump at the POA building. Ed Staub and Sons can install it this coming week for a cost of \$2,400 including a stand and a meter. Several questions came up about conditional use permits, approval from the fire chief and fire marshall and the POAs insurance company. Further due diligence is needed before moving forward.

Business/Billings Fiscal Calendar- The idea was brought up about having an annual calendar to include meetings and other annual events or items. It was pointed out by MH that such a calendar is part of the portal and the Board just need to make it known what needs to go on the calendar.

HB2534 Compliance- The review has been completed and the POA is compliant with HB 2534.

CD or Money Market Account- It was discussed whether or not to put \$100k in an interest bearing account. Questions came up about liquidity and risk. It was noted that a money market account is a savings account and has no additional risk than the current savings account.

- A motion was made by Mishele Bay to open a liquid money market account at Summit Bank and to transfer \$100k from the reserve savings to the new account. Bob Scott and Gary Baton will be signers. The motion was seconded by Gary Baton. Bob Scott, Chance Jackson, Gary Baton and Mishele Bay voted in the affirmative and Billie Cartwright abstained. Motion passed.

Financials Audit- It was discussed that it might be a good idea to have an audit or a review of the POA financials.

- Mishele Bay made a motion to have a financial review done every three years by the POA CPA starting this year and then every three years thereafter. The motion was seconded by Chance Jackson. Unanimous approval.

NEXT MEETING: The next regular meeting will be held on 3/18/2023, a possible special meeting between now and then pertaining to the fuel tank and a potential special meeting on 4/15/2023 to approve the budget.

OPEN FORUM: The floor was open to homeowners to present any questions or concerns to the Board of Directors. One owner asked for an update on the County taking over bridge maintenance. It was noted that it will appear on a County Commission agenda in early 2023.

ADJOURN: There being no other business, a motion was made by Bob Scott to adjourn the meeting at 11:34AM.

Secretary

Date



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Minutes recorded by: Chad Carpenter, MHCM



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