

Oregon Water Wonderland II POA
Board of Directors Work Session
Tuesday January 30, 2024, 7:00 PM
Mile High Community Management

DATE & TIME: An open meeting of the board of directors for the Oregon Water Wonderland II Association was held on Tuesday, January 30, 2024, 7:00 PM. Members attended in person at the POA building and remotely through Zoom teleconference.

CALL TO ORDER: The meeting was called to order at 7:00 PM by Gary Baton, the interim Board President.

QUORUM: The following directors were present: Gary Baton, Karla Nelson and Chance Jackson. Mishele Bay was present via Zoom There were 3 homeowners in person and 12 present via Zoom. Chad Carpenter represented MHCM. Quorum Established.

APPROVAL OF MINUTES: The minutes from the 1/20/2024 meeting were reviewed.

- A motion was made by Chance Jackson to approve the minutes from 1-20-2024 and seconded by Karla Nelson. Unanimous approval

WORK SESSION

Gary Baton started the work session by asking Board members what the function is of the Board. Members talked about serving the community. Gary Baton also talked about preparing leadership for the future and encouraged other Board members to participate in running meetings and taking the lead on particular projects. Gary Baton also talked about officers, specifically, in addition to the President, a Vice President, Secretary and Treasurer. Mishele Bay said she would like to remain treasurer. Chance Jackson said he's willing to serve in whatever capacity is helpful, including Vice President and Karla Nelson said she would be willing to be the Secretary.

- A motion was made by Chance Jackson and seconded by Karla Nelson to appoint Gary Baton as President, Chance Jackson as Vice President, Mishele Bay as Treasurer, Karla Nelson as Secretary and Bob Scott as Director at Large.

Board Members to oversee specific issues/projects: It was suggested that Chance Jackson continue to oversee mailboxes, Karla Nelson to oversee the POA building activity and improvements as well as being on the island committee and working to help develop a website, Bob Scott to oversee roads & paving and the storage shed project, Mishele Bay to oversee the marina and community questions/issues and help with the website and Gary Baton to oversee the bridge & island committee and ditches & culverts.

Possibility of monthly meetings: The idea of better communication was brought up. The Board will consider how to better use Mile High's text message system, more frequent emails to the community, how to get minutes posted to the portal in a quicker fashion, and the possibility of making meetings more frequent and more efficient. The Board has a desire to hear what the community has to say and wants to allow for more opportunity for community members to be heard.

Set up POA Building for virtual meetings: As the building is being used more frequently for meetings, the thought is that the community would benefit from a better set up for meetings.

POA Building upgrades: Gary Baton brought up whether the POA building is worth hanging onto, if it gets used enough and the value of face-to-face meetings. There was some talk about the meeting schedule and if alternating between an evening one month and a Saturday another month. The Board will discuss further and consider options. It was brought up about community usage of the building for things such as retirement and birthday parties and other similar events on a limited basis. Mishele Bay brought up a question of liability as it pertains to permitted usage. Mile High will consult with the POA's insurance provider. The desire of the Board is to have a more inclusive community. The conversation shifted to setting up the building for better virtual meetings. The Board was previously emailed a proposal for both amateur and professional installs of a/v equipment.

- A motion was made by Mishele Bay and seconded by Chance Jackson to accept the proposal from A/V Bend to professionally install a Zoom set up at the POA building.

Grader maintenance & upgrades: Gary Baton brought up the idea of keeping or selling the grader, leasing a newer one and the associated costs of maintenance and repair for each option. La Pine Equipment has provided a list of recommended upgrades to the POA grader, including new tires, chains and lighting, among other items. The Board will consider these options well in advance of the next Winter season. Discussion also came up about driveway berms. It was noted that it's standard practice in most HOAs that berms are an owner responsibility.

Wood Duck Ct. Bridge: It was noted that the POA currently has two proposals - one from David Evans & Assoc and one from Anderson Engineering. The Board is looking at having Anderson Engineering do the work. The firm needs to come out and look at the bridge in order to complete their proposal. They will do this sometime in February. The Board should have something for the March meeting to consider.

Reserve Study: Gary Baton reminded everyone that there is money budgeted for planned maintenance of the assets of the POA and encouraged Board Members to familiarize themselves with the 2023 study. Further discussion on planned maintenance will happen at future meetings.

Code Enforcement: There was some discussion about properties within the POA that are looking unsightly and unsafe. It was noted that this is under the jurisdiction of the County and complaints can be submitted to Deschutes County Code Enforcement on their website or by calling them.

CC&Rs: Gary Baton mentioned a long past situation where the Board commissioned someone to "police" the POA and a situation ended up going to Court and the Judge ruled against the POA. It has been misunderstood over the years that this ruling invalidated the CC&Rs. The ruling was specific to that particular case. Contrary to information that has been passed down over the years, the CC&Rs are valid. Because enforcement procedures are lacking in the POA Governing Documents, enforcement is left to the County under RR10 zoning.

NEXT MEETING: The next board meeting will be held on March 14, 2024 at 10:00am as a hybrid meeting at the POA building.

ADJOURN: There being no other business, a motion was made by Chance Jackson to adjourn the meeting at 9:02 PM. Unanimous approval.

Secretary

Date

Minutes recorded by Chad Carpenter, MHCM