

Oregon Water Wonderland II POA board meeting minutes
Thursday, February 13, 2020, 7:00 pm.
17491 Killdeer Drive, Sunriver, OR

Date and Time: An open meeting of the board of directors for the Oregon Water Wonderland II Association was held on Thursday, February 13, 2020, 7:00 pm at 17491 Killdeer Drive, Sunriver, OR

Called to order: Meeting was called to order at 7:01 by Bob Scott, President.

Quorum: The following directors were present: Bob Scott, Gary Baton, Billie Cartwright, and Gary Schuster. There were several homeowners in attendance. Heather Bennett represented MHCM. Quorum Established.

Minutes: The January 18, 2020 minutes were distributed to all directors.

- Motion to approve January 18, 2020 minutes with the following revision: Because Gary Schuster was not present at the January 18, 2020 meeting and Gary Baton was, an adjustment needs to be made to reflect the correct board attendees. Motion was made by Gary Baton, second by Billie Cartwright, and unanimously approved.

Committee Report: Marina committee not present

Unfinished Business: None

New Business: CPA Contract: Bend Business Solutions utilized the services of a CPA firm that is not local. Former board treasurer recommended a change to new accounting firm. Mile High Management recommends Gary Weltman because of his reasonable rates and accounting knowledge. Cost is similar to former CPA.

- Motion to approve Gary Weltman as the approved CPA for Oregon Water Wonderland II by Gary Baton, second by Gary Schuster, unanimous approval.
- Motion to approve Gary Weltman to generate and file the association's tax return by Gary Baton, second by Gary Schuster, unanimous approval.

Banking: It makes sense to transfer the reserve cash accounts to higher interest-bearing accounts. There is potential for a penalty if funds were necessary before account maturity; however, the association is in good financial shape, and operational capital is healthy. The POA will not lose its nonprofit tax status. Due to debt write offs the POA is still not likely to have yearend profits, and the POA could operate as an s-corp.

- Motion to approve the transfer of reserve capital to higher interest-bearing accounts at Columbia Bank contingent upon final board approval of the actual account contract by Gary Baton, seconded by Gary Schuster, unanimous approval.

April Board Meeting: April 18th at 10:00 am

Open Discussions:

Drainage problems exist at 55950 Wood Duck. The board previously brainstormed methods for better drainage but could not find viable solutions. Culverts cannot be used to divert water into the Deschutes River because it is not legal.

Heather Bennett present concerns raised by an out of town owner. The owner questions why the OWWII governing documents cannot be used. The board explained this is due to a court ruling in 2002. These documents can be found on the community website.



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Adjourn: There being no other business, a motion was made by Bob Scott to adjourn the meeting at 8:14 pm.

Gary Baton

Secretary

April 18, 2020

Date:

Minutes Taken by: Heather Bennett, MHCM