

Oregon Water Wonderland II POA
Board of Directors Meeting Minutes
Saturday, March 18, 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, March 18, 2023, 10:00 AM, through Zoom teleconference.

CALL TO ORDER: The meeting was called to order at 10:01 AM by Bob Scott, the Board President.

QUORUM: The following directors were present: Bob Scott, Gary Baton, Billie Cartwright and Mishele Bay. There were 14 homeowners in attendance. Jim Bemis and Chad Carpenter represented MHCM. Quorum Established.

MINUTES: The January 21, 2023, board meeting minutes were disturbed to the board members prior to the meeting for review and displayed for all attendees to view.

- A motion to approve the January 21, 2023 Board meeting minutes, as written, was made by Bob Scott and seconded by Gary Baton. Unanimous approval.

FINANCIAL REPORT: The January 31, 2023 financials were presented by Jim Bemis and discussed among the board of directors. As of January 31, 2023 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 January 31, 2023, as presented, was made by Gary Baton and seconded by Billie Cartwright. Unanimous approval.

UNFINISHED BUSINESS:

Reserve Study- A meeting was held with Equip Consulting and 7 Peaks Paving to discuss adjusting the paving schedule. A special meeting will be held Thursday 3/23/2023 at 8am via Zoom in order to finalize the reserve study.

Diesel Fuel Tank- Research was conducted on the potential for a conditional use permit, insurance and input from La Pine Fire and the State Fire Marshal. The only item that materialized was the possibility of a conditional use permit. A pre-application meeting with the County will take place to discuss the permit. A question came up about what other nearby HOAs are doing for fuel. It was noted that the contractors servicing the other HOAs have the ability to deliver their own fuel. There was also a question about what other options might be considered and a concern shared by an owner about other fuel tanks being installed throughout the POA. Gary Baton reviewed the issues of the last two years pertaining to snow removal and how the POA has had to pivot due to the previous contractor being unable to service the POA. A suggestion was made by an owner that the POA consider purchasing a pickup with a plow and a slip tank.

Bridge- The Board has been waiting to hear from the County as to whether they will take over maintenance of the bridge. A replacement has appeared in their plan for completion in Q2 2025. It was noted that it's a win for the POA that the County is going to replace the bridge. A concern was raised about fire equipment getting across the bridge and it was noted that the POA, Water Dist, Sewer Dist and Fire Dist are all talking about the issue and are actively working towards solutions. The next collective meeting is 4/11/2023 at 3pm. A question also came up about dredging the canal. It was noted that the POA likely doesn't have the authority to dredge the canal.

Mailboxes on Tholstrup- There is no new information since the last meeting.

Association Building- A pre-application meeting is in the works for some time in April with regard to use of the building and the potential for a fuel tank installation.

FAQ Page- Work has begun on a FAQ document that should be published within the next couple weeks.

OWWII Website- The need for a website is mitigated by having a FAQ document on the portal.

- A motion was made by Gary Baton to discontinue pursuing a website and seconded by Mishele Bay. Unanimous approval.

All Seasons Towing- A new tow company has been selected to work with for the 2023 season.

NEW BUSINESS:

Annual Re-Occurring Business Items- The Board has asked MH to add annual items on the community calendar in addition to Board meetings.

Money Market Account- A question was asked about whether these funds were reserve or operational? It was noted that the funds in question are reserve.

US Forest Service- Thinning work has commenced on the 40-acre parcel. Some questions were asked about gates and signage, and it was noted that this would be up to the Forest Service.

Nationwide Insurance- It was noted that insurance is not being renewed due to wildfire risk. Quotes are being solicited, currently.

NEXT MEETINGS: The next meetings will be held on March 23, 2023 (Reserve/Budget), April 15, 2023 (if needed for budget) May 20, 2023, July 15, 2023 and August 5, 2023 (annual).

OPEN FORUM: The floor was open to homeowners to present any questions or concerns to the Board of Directors. A question came up about speed mitigation on Snow Goose with speed bumps or speed risers. It was noted that our roads are local access roads and under the authority of the County. An owner shared a concern about speeding specifically on the straight stretch of Snow Goose from S. Century to the corner. A suggestion was made to install a permanent radar sign on Snow Goose and the Board is willing to consider it. Another suggestion was made to look into painting the roads with the speed limit.

ADJOURN: There being no other business, a motion was made by Bob Scott to adjourn the meeting at 12:01PM.
Unanimous approval.

Secretary

Date

Minutes recorded by: Chad Carpenter, MHCM