

Oregon Water Wonderland II POA
Board of Directors Meeting Minutes
Tuesday, March 19, 2024, 6:00 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, March 19, 2024, 6:00 PM. Members attended remotely through Zoom teleconference.

CALL TO ORDER: The meeting was called to order at 6:01 PM by Gary Baton, the Board President.

QUORUM: The following directors were present: Gary Baton, Karla Nelson, Chance Jackson, and Mishele Bay. There were eleven homeowners in attendance on Zoom Teleconference. Chad Carpenter and Deborah Lindell represented MHCM. Quorum Established.

FLAG SALUTE: The meeting was opened for business immediately following the salute.

MINUTES: The minutes from the January 30, 2024, board meeting were distributed to the board members prior to the meeting for review and displayed for all attendees to view.

- A motion to approve the January 30, 2024, Board meeting minutes, as written by Mile High, was made by Gary Baton, and seconded by Mishele Bay. Unanimous approval.

FINANCIAL REPORT: Report given by Chad Carpenter, MHCM. The February 29, 2024, financials were presented and discussed among the board of directors. As of February 29, 2024, the operating account had a balance of \$52,601.62 and the reserve account savings had a balance of \$443,429.43.

The accounts receivable amount, which reflects unpaid fees has grown to the point where the board could consider taking collection action. MHCM provided a breakdown of the outstanding fees for discussion at the next meeting. The draft budget for the year, has been sent to the board for review, with a tentative budget meeting to held in April.

- A motion to accept the financial report for January 31, 2024, as presented, was made by Mishele Bay, and seconded by Chance Jackson. Unanimous approval.

Management Report –

Unfinished Business:

Zoom Capability - The effort to provide a WIFI connection to provide Zoom teleconference capability for the POA Building, has been completed.

Grader- The board discussed the known repairs and maintenance needed for the HOA's Grader. The board would like to understand the costs involved in maintaining the grader, and voiced concern that additional repairs may not have been identified. The Board would like to understand the value and cost of retaining the grader,

- Motion to have the grader fully inspected before doing additional repairs, was made by Gary Baton, and seconded by Mishele Bay. Unanimous approval.

POA Building- MHCM will get bids to bring the building into compliance and assess the condition. The long-term goal for the building would be to expand the capacity and use by the community. The bids will be discussed at the next meeting.

Grounds- MHCM will get bids for the removal of the old shed on POA property, prior to the next meeting.

Website- The community website launch is on schedule.

Safety Hazards- MHCM have the trees trimmed near the mail and package boxes.

Roads- The private HOA roads are scheduled for a 2" overlay of the pavement this summer.

- Motion to engage 7 peaks construction for the planned road maintenance was made by Karla Nelson and seconded by Chance Jackson. Unanimous approval.

Mailboxes- A list of potential mailbox sites has been gathered, will need a site review and easement information. The effort to determine the coordination and permit process needed by the USPS to install additional boxes is in work.

Bridge – The board discussed the method to get a forty-ton rating for the bridge. MHCM will request an updated written bid, revised to support the contractor. MHCM will work with Anderson Engineer to review how the 40-ton rating will be calculated, what factors are used to calculate a legal load and how the type and number of axels will be supported by the bridge.

- Motion to hire to Anderson Engineering to provide engineering plans for the bridge with a Not to exceed amount of \$6,000.00, and the condition that when plans need to be produced, a second fee may be needed was made by Gary Baton and seconded by Chance Jackson. Unanimous approval.

Culvert- The board has received recent complaints about stagnate water in the culvert. The Board President and MHCM will request bids for the cleanout for board review at the next meeting.

New Business:

Bidding Process- The threshold amount currently used, is dated, and requires excessive use of the competitive bid process, to securing three separate bids. Many vendors will not provide formal bids for lower contract values. MHCM will draft a revised policy and suggest a more reasonable threshold, to match current market conditions. This will be discussed at the next meeting.

Issues - LOT # 19-19_– The Board and Management company have received many complaints concerning Lot 19-19. The board has referred people to both the Deschutes County Sheriff and County Code Enforcement.

Open Forum: The floor was given to homeowners to bring any questions or concerns to the Board of Directors. Several homeowners provided additional information and concerns associated with LOT # 19-19_.

Next Meeting Date: The next board meeting will be held on May 18, 2024, at 10:00am.

Adjourn: There being no other business, a motion was made by Gary Baton to adjourn the meeting at 7:38PM.
Unanimous approval.

Secretary

Date