

Oregon Water Wonderland II POA board meeting minutes

Saturday, March 20, 2021 10:00 am.

Via Zoom videoconference RE: Oregon state ordered social distancing guidelines due to COVID-19

DATE & TIME: An open meeting of the board of directors for the Oregon Water Wonderland II Association was held on Saturday, March 20, 2021, 10:00 am, via Zoom due to state ordered social distancing guidelines due to COVID-19.

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

QUORUM: The following directors were present: Bob Scott, Billie Cartwright, Gary Baton, Mishele Bay, and John Cleveland. There were approximately 16 homeowners in attendance. Jim Bemis, Chad Carpenter, and Audra Bemis represented MHCM. Quorum Established.

MINUTES: The January 16, 2021 meeting minutes were displayed for all attendees to view.

- MOTION to approve the January 16, 2021 Board meeting minutes was made by John Cleveland and seconded by Mishele Bay. Unanimously approved.

FINANCIAL REPORT: Given by Jim Bemis from MHCM. The financial report dated February 28, 2021 was reviewed with all present. The association is sitting in good financial standing.

2021 Annual Budget: MHCM has drafted a proposed budget for the upcoming year. It is proposed to keep the assessments the same moving into the next fiscal year and a few minor changes to the line items. The budget was reviewed with all present.

- MOTION to approve the proposed 2021 budget was made by Mishele Bay and seconded by John Cleveland. Unanimous approval.

NEW BUSINESS:

Road Evaluations: Bob Scott and John Cleveland completed an evaluation of the community for road maintenance. The Board discussed the findings of the evaluation. Gary Baton stated there may be areas on Satterlee Way that need maintenance. The Board also discussed the issues with the road repairs completed by Bend Broadband. Jeff Okamoto will follow up with the vendor as part of the sewer district Board. MHCM will request bids for the proposed projects.

- MOTION to approve the 2021 paving project as outlined, with the addition of an evaluation completed by 7 Peaks Paving to review areas of concern, was made by Gary Baton and seconded by John Cleveland. Unanimous approval.

2021 Election Procedure: At this year's annual meeting there will be three Board positions up for election. The Board has decided to hold the election of directors electronically. Homeowners who do not have computer access will have the option to request a paper ballot. The election will be completed prior to the annual meeting and the results will be announced at the meeting. The Board discussed the procedure that will be followed to complete the election. Further information and instructions will be sent to the community as the annual meeting date approaches. An owner suggested an incentive like a raffle to encourage homeowners to complete their ballot for the election. MHCM will draft a notice for the community informing them of the process and requesting Board nominations.

Maintenance of Mailboxes: John Cleveland has proposed a metal structure be built to protect the mailboxes on Swan Road. The Board will collect information and proposed plans for the structure for consideration at the next meeting.

Next Meeting Dates: May 22, 2021, and July 17, 2021. The Annual Meeting will be held on August 7, 2021.



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UNFINISHED BUSINESS:

Speeding on Snow Goose and Swan Road: The Board discussed purchasing radar speed signs to be placed on Snow Goose Road, Swan Road, and Black Duck Road.

- MOTION to purchase and install two radar speed signs and six sleeves was made by Gary Baton and seconded by Mishele Bay. Unanimous approval.

Relief of Water Issues on Snow Goose: Gary Baton evaluated the ditches in the community. He discovered that the ditches have not been maintained. Gary suggested that maintenance of the ditches may improve the water issues as some water is flowing through them. Gary will walk the area with Shane Cochran from Wallace Group Engineering and will report the findings back to the Board. No decisions will be made until the findings from the engineer are reviewed by the Board.

Compliance Concerns with CC&Rs and Bylaws: This discussion has been tabled until more homeowner involvement is received, as any changes would require 760 approval votes in the community.

Continued Board Discussion: There is a new home on Snipe Road that was not deeded as part of the association, but they do utilize the association assets. The owners are also using the Oregon Water Wonderland utilities. The Sewer and Sanitary districts did not consult with the association prior to hooking up their utilities. The Board would like MHCM to send the owners on Snipe Road an invoice for the annual assessment. The Board also thanked Jeff Okamoto for his involvement and work in the community.

Marina Passes: MHCM asked the Board how they would like the marina passes to be sent to each homeowner. MHCM suggested including the marina pass in the mailing for the invoices for annual assessments. The Board requested that a letter be included with the mailing that requested homeowners to register their vehicles with their permit number in AppFolio. The Board also discussed not providing marina passes to homeowners who are delinquent on their assessments.

- MOTION to withhold marina passes from homeowners who have delinquent assessments was made by John Cleveland and seconded by Billie Cartwright. Unanimous approval.

OPEN DISCUSSIONS AND OWNER COMMENTS: The floor was opened to homeowners to present any concerns or questions to the Board of Directors. A homeowner present asked why the marina was included in the operating budget, and asked what the status is on the cable installation by Bend Broadband. The Board is not privy to any information regarding the cable installation, but it has been confirmed that Bend Broadband is responsible for any damage caused by the installation. An owner thanked the Board for their work for the association.

Adjourn: There being no other business; a motion was made by Bob Scott to adjourn the meeting at 12:02 PM.

Secretary, Gary Baton

Date:

Minutes Taken by: Audra Bemis, MHCM



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