

Oregon Water Wonderland II POA  
Board of Directors Meeting Minutes  
Saturday, May 20, 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, May 20, 2023, 10:00 AM, through Zoom teleconference.

**CALL TO ORDER:** The meeting was called to order at 10:03 AM by Bob Scott, the Board President.

**QUORUM:** The following directors were present: Bob Scott, Gary Baton and Chance Jackson. There were 6 homeowners in attendance. Jim Bemis and Chad Carpenter represented MHCM. Quorum Established.

**MINUTES:** The minutes from the April 15, 2023, and May 06 2023, 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 April 15, 2023, Board meeting minutes, as written, was made by Chance Jackson and seconded by Bob Scott. Unanimous approval.
- A motion to approve the May 06, 2023, Board meeting minutes, as written, was made by Chance Jackson and seconded by Bob Scott. Unanimous approval.

**FINANCIAL REPORT:** Report given by Jim Bemis, MHCM. The April 30, 2023, financials were presented and discussed among the board of directors. As of April 30, 2023, the operating account had a balance of \$94,227.16 and the reserve account had a balance of \$376,159.40.

- A motion to accept the financial report for April 30, 2023, as presented, was made by Chance Jackson and seconded by Bob Scott. Unanimous approval.

Updated Management Contract-

**NEW BUSINESS:**

Report on Districts Meeting- On April 20, 2023 Chance and Gary attended the joint OWW2, Sewer District, and Sanitary district all hands meeting to discuss topics related to the OWW2 community. During this meeting the different district boards discussed current projects, goals, and snapshot/outlooks of what's to come in the future. OWW2 POA: Gary explained the current goals of the HOA, including ongoing communications pertaining to bridge repair/updating goals, the outcome of the reserve study, Mailbox updating, flooded culverts on the North End of Wood Duck, and other concerns in regard to fire prevention. The different members of the Sanitary & Water district made some suggestions about how to work together to solve some of those issues. In particular, the Sanitary District offered to jet some of the drains leading from the Culverts to see if that helps to get water running again. They offered to do this during their downtime, but didn't give us an exact timeline for when. They had asked if there were any easements pertaining to those properties. We were unsure -

The water district then talked about their goals of updating and/or repairing some of the blow-off valves/Sand pipes on the island. They had chatted with the fire chief about potentially allowing the fire crew to connect to

those installments to fill their trucks in case of a fire emergency. They did not have any timeframe on when those updates would be made. They are planning on adding this project to their schedule once they are caught up with other items on their agendas. They also said that they would reach out when the work was complete so that we can update the community accordingly. The sewer district has a new machine that helps to filter out their reserves. There is a new fire chief named Roger Johnson, and it sounds like the water district has been in communications with them. The “All Districts Meeting” will be on October 19th, 2023 and the boards all requested that OWW2 POA would be the ones to officiate it. Chance and Gary agreed that this would be fine.

Also, on a different but related note, Jeff Okomoto emailed Bob prior to the meeting to let him know that the aeration system has been fixed and the odor should dissipate soon.

Roads- We are waiting on a date from 7 Peaks paving as to when this year’s paving will take place. It was noted that Snow Goose Rd is 5’ wider than other roads in the POA. Due to the wider area, the cost for paving Snow Goose is higher as a result.

- A motion was made to purchase and install 4 additional signs at a cost not to exceed \$1200 by Chance Jackson and seconded by Gary Baton. Unanimous approval

Chance Jackson reported that he was able to make contact with a consultant for mailbox locations. She will conduct an assessment of the existing locations and traffic and if solutions are recommended, she will assist the POA in obtaining approval from the post office for more locations.

Open Board Position- Billie Cartwright has submitted her resignation from the Board but is willing to stay on until a replacement is selected. The question at-hand for now is if the Board should appoint someone now to fulfill the term or if it would be better to wait until the election in August. It was thought that it would be better to wait for the upcoming election.

Board Elections- Gary Baton proposed the following timeline:

- June 21st: Directors announce their intention to run for their seat; new candidates announce their intentions to run for a seat. New candidates will send a resume to MHM and all candidates will submit a statement.
- July 10th: Candidate statements will be sent to the community by email from Mile High Management.
- July 15th: Candidates will be announced and statements read at the board meeting. Also, requests can be made for a mail-in ballot from MHM for people without computers

Voting will also commence that day.

- August 2nd: voting is closed
- August 5th: election results announced at August 5 meeting. If there is no quorum, POA meeting is closed. POA Board meeting will commence with appointment of a new board.

FAQ’s- After Board input, a first draft is ready to be published.

- A motion was made by Chance Jackson and Gary Baton to publish the current FAQs to the owners portal. Unanimous approval.

POA Building- It was noted that the POA building and shed needs to be reroofed and possibly in need of repairs. The Board asked that MH proceed with getting bids.

- A motion was made by Chance Jackson and seconded by Gary Baton to proceed. Unanimous approval.

Insurance: The POA insurance is up for renewal June 1st and two quotes have been received from Century Insurance and Brown & Brown, respectively. Some more due diligence needs to be done before approving a quote. The Board may schedule a special meeting between now and June 1st.

### **UNFINISHED BUSINESS:**

Use Permit for POA Building- Gary, Bob and Nancy Noble met with representatives from the County for a pre-meeting on a conditional use permit. The site isn't big enough for a "Community Center" and because of a wildlife corridor, it doesn't seem that any additional use would be approved. The Board is willing to continue to explore options moving forward.

Culverts & Ditches- Gary reported that there are culverts that have some debris and drainage continues to be an issue. Work continues in order to find solutions. It was also noted that Vector Control has been out working recently.

It was also noted that annual weed spraying is scheduled for June 11th, weather permitting. Notice will be sent to the POA beforehand. A question came up about the possibility of burning weeds in ditches. MH will follow up with the spraying company for guidance.

**NEXT MEETING:** The next board meeting will be held on July 15, 2023.

**OPEN FORUM:** The floor was open to homeowners to present any questions or concerns to the Board of Directors. There were no comments or questions.

**ADJOURN:** There being no other business, a motion was made by Bob Scott to adjourn the meeting at 11:10AM. Unanimous approval.

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Secretary

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Date

Minutes recorded by: Chad Carpenter, MHCM