

Oregon Water Wonderland II POA
Board of Directors Meeting Minutes
Tuesday, May 21, 2024, 7:00 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, May 21, 2024, 7:00 PM. Members attended remotely through Zoom teleconference and in person at the POA building.

CALL TO ORDER: The meeting was called to order at 7:02 PM by Gary Baton, the Board President.

QUORUM: The following directors were present: Gary Baton, Karla Nelson, Chance Jackson, and Mishele Bay. There were eight 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 March 16, 2024 and April 26, 2024, board meetings were disturbed to the board members prior to the meeting for review and displayed for all attendees to view.

- A motion to approve the March 16, 2024, Board meeting minutes, as written by Mile High, was made by Mishele Bay, and seconded by Karla Nelson. Unanimous approval.
- A motion to approve the April 26, 2024, Board meeting minutes, as written by Mile High, was made by Mishele Bay, and seconded by Karla Nelson. Unanimous approval.

FINANCIAL REPORT: Report given by Chad Carpenter, MHCM. The April 30, 2024, financials were presented and discussed among the board of directors. As of April 30, 2024, the operating account had a balance of \$84,281.59 and the reserve account savings had a balance of \$440,680.92. For a total cash position of \$524,962.51

- A motion to accept the financial report for April 30, 2024, as presented, was made by Chance Jackson, and seconded by Mishele Bay Unanimous approval.

Management Report :

Per standard Mile High Community Management processes, an internal audit of will be held as part of the Fiscal Year End Activities. MHCM will report the results once received.

Board Member Robert Scott tendered his resignation via email effective May 21, 2024. MHCM will send a message to the community soliciting volunteers for the open board position.

- A motion to accept the resignation of Robert Scott dated May 21, 2024, as presented, was made by Mishele Bay, and seconded by Karla Nelson. Unanimous approval.
- A motion to add Mishele Bay and Chance Jackson, remove Robert Scott and to retain Gary Baton, as signers on all financial accounts for the POA, was made by Karla Nelson, and seconded by Chance Jackson. Unanimous approval.

Unfinished Business:

Grader- The board reviewed the current condition, repair evaluation of the motor and other updates needed to make the Grader a reliable asset. A rough estimate of \$71,000.00 would be needed in repairs. There are also concerns about reoccurring costs of insurance and fuel. The board is considering full repair, replacement trade in or sale of the grader. The labor budget for snow removal will increase without the asset. There is an urgency for most options. The board does not expect a swift return on investment from repairing the grader. The board will do additional research and decide at the next meeting.

Snow Removal Contract – The board would like MHCM to request snow removal bids for next snow season.

POA Building- The board would like to thank all the volunteers who helped improve the POA building, both the interior and exterior. The interior was cleaned, the trees were limbed up, the shed was emptied. The upcoming changes include the replacement of the garage door in 2025, carpet replacement, a new sign and a new shed (previously approved) along with addition of new office furniture. New carpet will be installed in June.

- A motion to approve the purchase of seven chairs for the POA building with a not to exceed \$2,100 was made by Chance Jackson, and seconded by Mishele Bay. Unanimous approval.

Grounds- -The marina, the new bench was tagged with graffiti and the deck is uneven and presents a safety hazard. The board took an action to determine why the deck has sunk, and if a more long-term repair could be made. Several suggestions were made, such as the use of a composite material, or a different material for the posts.

- A motion to approve the repair of the deck with a not to exceed of \$1,400 was made by Mishele Bay, and seconded by Karla Nelson. Unanimous approval.

Insurance for the community common grounds – After reviewing the insurance information, MHCM recommends staying with the current provider, based on a short-term price lock for the liability portion of the policy.

- A motion to approve renewing the insurance policy through Brown and Brown was made by Mishele Bay, and seconded by Chance Jackson. Unanimous approval.

Website- The Website will be live soon.

Safety Hazards - Blocked View's due to tree limbs on common land or private property on corners.

Roads- The board will look at methods to improve and extend the life of the roads in the community. These improvements could change the schedule for road maintenance, and save the budget for other projects, or prevent increased assessments.

Mailboxes- The board has been looking for additional locations for mail/package boxes. Several locations have been considered. The next step is the coordination of the effort with the USPS. To determine a timeframe for the completion of the project, coordination with the USPS will be needed. All potential locations will need utility locates preformed before moving forward with any site.

Bridge – Anderson engineering will deliver options that meet the weight load recommendation, The plan will be delivered in the next thirty days. Several construction firms are ready to bid, once the information is received. The board will not purchase fire equipment for the island at this time, and wait for the engineering plan.

Culvert- The culverts have deteriorated; they are full of sludge and are not working properly. MHCM will get bids for cleanup of the culverts. The Board asked that Utility locates are done before the culvert repairs are scheduled.

New Business:

Lot 19-19 - A pre-enforcement letter from the Deschutes County Sheriff's was sent to the homeowner.

Elections- MHCM will send out material for the solicitation of board members. If a single candidate applies, the board will consider an appointment to finish out the vacated term of one year. If interest is expressed by two or more candidates, then an election will be scheduled, and will be conducted electronically by MHM in the weeks leading up to the annual meeting. No votes will be taken at the meeting and there will be no proxies as it is easier to vote than to fill out proxy forms. Results would be announced at the annual meeting This is the fourth year we have utilized this procedure.

Noxious Weeds- Spraying will take place in June. MHCM will send information to the community on how to opt-out of having your area sprayed. This will require the homeowner to place signs at each end of their yard, visible from the road specifying a no spray request.

The Annual meeting will be August 10, 2024 - The annual meeting is a coordinated meeting between the Fire District, OWW I, the Water District, and OWW II. We are proposing August 10th. The schedule is OWW I am meeting is at 10 am, Water District meeting is at 11:00 am, lunch is from noon to 1:00 pm and OWW II's meeting starts at 1 pm. Lunch will be catered by Blondies pizza.

Open Forum: The floor was given to homeowners to bring any questions or concerns to the Board of Directors. A homeowner suggested another path for the grader, to deed it to the current snow removal provider for a reduction of costs.

Next Meeting Date:

The next board meeting will be held on July 16, 2024, at 7:00 PM as a hybrid.

The Annual meeting will be August 10, 2024, the Board meeting to install officers will follow the Annual Meeting as a hybrid.

The September meeting has moved to September 28, 2024 at 10 AM as a hybrid.

Adjourn: There being no other business, a motion was made by Gary Baton to adjourn the meeting at 9:10 PM. Unanimous approval.

Secretary

Date