

Oregon Water Wonderland II
Board of Directors Meeting Minutes
Saturday, January 18, 2025, 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, January 18, 2025, 10:00AM. Members attended in person at the POA Building and remotely through Zoom teleconference.

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

QUORUM: The following directors were present in person: Gary Baton, Chance Jackson, Scott Tate, Directors attending via Zoom Teleconference were Karla Nelson and Mishele Bay. There were 40 homeowners present and 31 that joined through Zoom teleconference. Chad Carpenter and Deborah Lindell represented Mile High Community Management. Quorum Established.

FLAG SALUTE: The meeting business began immediately following the flag salute.

APPROVE MEETING MINUTES: The minutes from the November 16, 2024, and December 13, 2024, meetings were distributed to the board members prior to the meeting for review and displayed for all attendees to view.

- Motion to approve the November 16, 2024, Board meeting minutes, as written, was made by Scott Tate and seconded by Mishele Bay. Unanimous approval.
- Motion to approve the December 3, 2024, Board meeting minutes, as written, was made by Scott Tate and seconded by Mishele Bay. Unanimous approval.

FINANCIAL REPORT: Report given by Chad Carpenter, MHCM. The December 31, 2024, financials were presented and discussed. As of November 30, 2024, the operating account had a balance of \$78,011.83 and a combined reserve balance of \$94,676.41, for a total cash position of \$172,688.24.

- Motion to accept the financial report dated November 30, 2024, as presented was made by Scott Tate, and seconded by Chance Jackson. Unanimous approval.

UNFINISHED BUSINESS:

NEW BUSINESS:

Resignation of a Director – Director Chance Jackson, Vice President of the HOA has resigned effective January 18, 2025. The board would like to thank Chance for his work on the board. The board awarded Chance a Certificate Of Appreciation for his contributions to the community..

- Motion to appoint Scott Tate to the role of Vice President made by Chance Jackson and seconded by Karla Nelson. Unanimous approval.

The board will hold elections for director positions at the annual meeting in August. Owners interested in becoming a director, should contact MHCM. All owners will receive communications with due dates and how to apply information, in April of 2025.

Snow Removal- The plowing company has been doing a good job, and owners have done a good job as well, keeping trash cans and sports equipment out of the street and road easement. The HOA plows thirteen miles of road, with first priority given to the bus routes and major roads, As a reminder, the plows are called out when the snow is at or expected to reach four inches by peak commuting time. The plowing company services multiple communities in our areas, and will get to our community as soon as they can.

Bridge Construction- The bridge construction was held up by issues with TDS availability to move their services. The construction has restarted.

The OWW2 website will include pictures and other interesting information, along with a link to the owner's portal. A previous website for the HOA often comes up when you access the site by doing a search. The board has taken the action to remove the abandoned website, once accomplished the search results will direct owners appropriately.

Special Assessment- The billing and several other special assessment notices, such as FAQ information, were sent out this last week. The assessment payments information was also provided. Owners who have requested traditional mail communication will receive hardcopy information through the USPS soon.

Damage and Deterioration- The mailbox areas are showing damage, and will need to be maintained in the near future. The monument sign was stolen. Following the conclusion of the bridge work, the board will turn its attention to the maintenance of the other areas within the HOA responsibility. This includes mailbox areas, the boat launch, and the OWW2 road system

Mowing of OWW Grounds- The board will be evaluating the overgrowth in the ditches, trees which need limbing and other safety, fire hazards and line of sight issues at all the intersections, and concentrating on any obstructions to road signs, in the spring.

NEXT MEETING DATES: The next meeting will be held on March 15, May 17. July 19 and August 2 (Annual meeting).

OPEN FORUM: The Board opened the floor discussion and owners' comments.

Within each of the discussions in the open forum, the owners and the board members agreed that communications could be improved by all parties concerned. The board would like to encourage owners to attend all the board meetings, learn to access the owner's portal, read the communications sent out, and keep MHCM advised of any changes to name, address or email address.

If owners have not received the email announcements or other communications, please contact MHCM.
Please contact MHCM to request information to be sent in the USPS mail if you do not have access to email.

There was an open discussion on the Bridge Replacement, the board reviewed the ongoing decision-making process, the options that were reviewed, the legal requirements and responsibilities of the community. Owners provided feedback.

There was an open discussion on late fees for the special assessment. Members who are having financial issues please contact MHCM.

There was an open discussion of the Snow Plowing of the community. The board explained, how a plow request is made, how the roads are cleared, and the prioritization of the major routes and bus routes. There were concerns about the driveway blockage. The board will take up the concerns of excessive speed with plowing company.

ADJOURN: There being no other business, a motion was made by Gary Baton to adjourn the meeting 12:06PM Unanimous approval. Following the meeting adjournment, An executive session for the purpose of discussing a homeowner account was convened at 12:20 and closed to owners. The executive session was adjourned 12:23 PM. The Board reconvened and a motion was made by Gary Baton to adjourn the meeting 12:23PM with unanimous approval.

Secretary

Date