

Oregon Water Wonderland II POA
Board of Directors Meeting Minutes
Saturday, July 15, 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, July 15, 2023 at 10:00 AM, through Zoom teleconference.

CALL TO ORDER: The meeting was called to order at 10:04 AM by Bob Scott, the Board President.

QUORUM: The following directors were present: Bob Scott, Gary Baton, Billie Cartwright, Chance Jackson and Mishele Bay. There were 21 homeowners in attendance. Jim Bemis and Rachel Nething represented MHCM. Quorum Established.

Chris Doty with Public Works at Deschutes County was presented to discuss the Wood Duck Court bridge. ODOT inspects the bridge annually and contracts with a third party to perform the work. An inspection was done this week by Anderson Engineering, they found defects requiring immediate attention. Even though the bridge is not a Deschutes County bridge, because of the immediate need to repair the bridge, the county is looking into partnering with Oregon Water Wonderland HOA to make the necessary repairs. There has been a steel plate put over the area of the bridge that is deteriorating, the plate will sustain access until repairs can be done. The county is considering this a high priority and will be putting a consultation team together to evaluate the bridge's needs.

MINUTES: The minutes from the May 20, 2023, board meeting were distributed to the board members prior to the meeting for review and displayed for all attendees to view. Amendments needed, remove Mishele Bay and Billie Cartwright from the quorum, they were not in attendance at that meeting.

- Motion to approve the May 20, 2023, Board Meeting minutes, with the requested amendment, was made by Chance Jackson and seconded by Gary Baton. Unanimous approval.

FINANCIAL REPORT: Report was given by Jim Bemis, MHCM. The May 31, 2023, financials were presented and discussed among the Board of Directors. As of May 31, 2023, the operating account had a balance of \$248,226.59 and the reserve accounts had balances of \$175,279.90 and \$100,308.69.

- Motion to accept the financials dated May 31, 2023, as presented, was made by Mishele Bay and seconded by Chance Jackson. Unanimous approval.

Updated Management Contract- The contract will be finalized and presented at the next board meeting.

Liability Insurance- Currently waiting for a bid from State Farm. The board is looking to get additional estimates. If something better is found than what is currently being used, then changes will be made.

NEW BUSINESS:

Paving Schedule- The estimated time frame for paving is that prep work will be done on August 17-18 and then paving will be done on August 21-23.

Election Process- Board candidates, Brandon Strizich and Karla Nelson were announced, and their individual statements were read to all attendees. Election Ballots will be distributed after the meeting via email, the voting will close on August 2nd. Election results will be announced at the Annual Meeting on August 5th. Billie Cartwright will be resigning from the Board at that meeting.

UNFINISHED BUSINESS:

Mailboxes on Tholstrup- Chance Jackson has been talking to the postal service to determine the best areas to relocate the mailbox sites. The board will decide and then present the tentative location choices.

Bridge- The bridge deterioration issues were presented to the Board just three days ago. The board will be working with Deschutes County on a decision for repair. The bridge timeline that was put together by the Board of Directors is attached in these minutes.

Safety Hazards- There are large rocks that are submerged posing a hazard to trailers at the Marina boat ramp. There is also brush and roadside trimming needed at the Marina and POA building. MHCM will address both issues.

Old Business:

Holiday Gatherings: The board hasn't heard of any Marina problems, though they feel like additional no parking signs would be beneficial. July 4th fireworks, no problems reported.

Association Building- The application for a conditional use permit was declined. The building is in a wildlife mitigation area and because of this, it is required that the building be on at least one acre of land for Community Club Meetings.

NEXT MEETING: The next meeting will be the Annual held on August 5, 2023 @ 1-2pm at the Fire House with a Board Meeting to follow. Lunch will be provided from 12-1pm.

OPEN FORUM: The floor was open to homeowners to present any questions or concerns to the Board of Directors.

A homeowner suggested using, "Funding for Projects that Enhance Waterways," if there is interest to improve the habitat along the canal. Their web address is <https://www.oregon.gov/dsl/WW/Pages/SLEF.aspx>

ADJOURN: There being no other business, a motion was made by Bob Scott to adjourn the meeting at 11:29 AM. Unanimous approval.

Secretary

Date

Minutes recorded by Rachel Nething, MHCM