

Oregon Water Wonderland II POA board meeting minutes  
Saturday, July 16, 2022, 10:00 AM  
Via Zoom video conference

**DATE & TIME:** An open meeting of the board of directors for the Oregon Water Wonderland II Association was held on Saturday, July 16, 2022, 10:00 AM, via Zoom.

**CALLED TO ORDER:** The meeting was called to order at 10:02 AM by Bob Scott, the Board President.

**QUORUM:** The following directors were present: Bob Scott, Gary Baton, and Billie Cartwright. There were 9 homeowners in attendance. Jim Bemis and Chad Carpenter represented MHCM. Quorum Established.

**MINUTES:** The May 21, 2022 meeting minutes were displayed for all attendees to view.

- A motion to approve the May 21, 2022 Board meeting minutes, as written, was made by Billie Cartwright and seconded by Gary Baton. Unanimous approval.

**NOMINATING COMMITTEE:** The committee recommended Chance Jackson to fulfill the term vacated by John Cleveland

- Gary Baton made a motion to appoint Chance Jackson to the POA Board and Billie Cartwright seconded. Unanimous approval.

**FINANCIAL REPORT:** The June 30, 2022 financials were presented by Jim Bemis and discussed among the board of directors. A discussion happened regarding accounts receivable. Jim Bemis reported that there is approximately \$139,000 in A/R. Breaking it down by amount: Owing \$1-2k 8 lots, \$2-3k 6 lots, \$ 3-4k 5 lots, \$4-5k 1 lot, \$5-6k 1 lot, \$7-8k 1 lot, \$8-9k 2 lots, \$15 1 lot.

- A motion to accept the financial report for June 30, 2022 was made by Gary Baton the motion was second by Chance Jackson. Unanimous approval.
- A motion was made by Billie Cartwright to start the lien process for lots over two years in arrears. Chance Jackson seconded. Unanimous approval.

**BOARD ELECTIONS AT ANNUAL MEETING:** Bob Scott read candidate statements from Gary Baton and Mishele Bay. No other statements were submitted for consideration.

#### **UNFINISHED BUSINESS:**

Spraying: Bob Scott reported that spraying has been completed for 2022

Paving: With the completion of paving for 2022, all roads in OWW2 have been paved over a 13 year cycle and will start over in 2023.

Marina Area: Chad Carpenter reported that things were going well at the Marina. The holiday weekends (Memorial Day, Independence Day) did not have any incidents.

HB2534 Governing Document Language: Work has not begun on this matter yet.

Safety Hazards: Mile High will begin this work in the next few weeks. Gary Baton offered to drive around with the Mile High maintenance staff to look at specific safety issues.



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Website: An owner recently offered to build a website for the POA on a volunteer basis. Mile High will follow up.

- A motion was made by Chance Jackson and seconded by Gary Baton to move forward with a website. The Board reserves the right to review the website before going live. Unanimous approval.

Ditching & Culvert Infrastructure: Gary Baton tried to report on this matter but had trouble with his internet connection. This item will be pushed to the next Board meeting.

**NEW BUSINESS:**

**OPEN FORUM:** An owner brought up an issue of the bridge on Wood Duck Ct, citing potential deterioration of planks and sharing a concern about the weight limit of the bridge. There was a recent house fire and it was a concern about fire trucks getting across the bridge. Another owner asked about retrofitting the bridge to accommodate 80,000lbs. Bob Scott suggested bringing the matter up at the annual meeting with Fire Chief Mike Supkis during his presentation. An owner requested the replacement of some planks on the bridge. It was also suggested by one owner for anyone to sit in on the annual meeting for the Improvement District to bring up safety issues as they pertain to the bridge, including the possibility of fire hydrants on Wood Duck Ct.

**NEXT MEETING:** The next Board meeting will be held August 6th, immediately following the annual meeting.

**ADJOURN:** There being no other business, a motion was made by Bob Scott to adjourn the meeting at 11:06AM.

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Secretary

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Date

Minutes Taken by: Chad Carpenter, MHCM