

Oregon Water Wonderland II POA board meeting minutes

Saturday, July 17, 2021, 10:00 am.

Via Zoom videoconference RE: Oregon state ordered social distancing guidelines due to COVID-19

DATE & TIME: An open meeting of the board of directors for the Oregon Water Wonderland II Association was held on Saturday, Saturday, July 17, 2021, 10:00 am, via Zoom due to state ordered social distancing guidelines due to COVID-19.

CALLED TO ORDER: The meeting was called to order at 10:00 AM by Bob Scott, President.

QUORUM: The following directors were present: Bob Scott, Gary Baton, Billie Cartwright and Mishele Bay. There were approximately 12 homeowners in attendance. Jim Bemis, Chad Carpenter and Audra Bemis represented MHCM. Quorum Established.

MINUTES: The June 19, 2021, meeting minutes were displayed for all attendees to view.

- A motion to approve the June 19, 2021, Board meeting minutes, as written, was made by Gary Baton and seconded by Mishele Bay. Unanimous approval.

FINANCIAL REPORT: James Bemis reviewed the financials dated June 30, 2021 with all present. As June 30, 2021 the operating account had a balance of \$153,704.03, the reserve savings had a balance of \$239,646.28, the CB Operating Checking had a balance of \$123,622.75, and the CB money trend account had \$25, 5005.79. The budget line item for security patrol will go over this year as it was based on the actual cost from 2020 and the patrol service was only utilized for month in 2020.

- A motion to approve the financial report dated June 30, 2021 was made by Gary Baton and Mishele Bay seconded the motion. The motion was unanimously approved.

UNFINISHED BUSINESS:

Elections: Election ballots will be sent to homeowners electronically today.

Drainage Ditches: At the last meeting, Gary Baton gave an overview of the current water issues in this area. After Board discussion the Wallace Group will revise the proposal based on Board feedback and resubmit the proposal to the Board. The Board is in agreement to table the discussion until a legal opinion can be received as to whether or not the POA can legally repair the infrastructure. Today, there was a discussion regarding an updated proposal from the Wallace Group which was received on 6/28/2021 and Gary Baton presented the updates.

- A motion was made by Mishele Bay to accept the proposal from the Wallace Group, stating that the work of task 2 is contingent upon the work of task 1 being complete. The motion was seconded by Billie Cartwright. Unanimous approval.

NEW BUSINESS

Annual Meeting The fire hall is reserved for 8/7/2021. It was decided that the OWW2 meeting would start at 1pm and that lunch would be served at noon. MHCM will send notice of the meeting via email and will place the annual meeting signs in the association.

Marina Residents have complained that parking continues to be an issue, including on Snow Goose Rd. It was discussed that the marina patrol times need to be adjusted to 12pm-2pm and 4pm-6pm for weekends. It was also suggested that 4 “no parking” signs be installed on Snow Goose Rd, two on each side of the road and, once signs are installed, to have Deschutes



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Patrol to start monitoring the area. A motion was made by Mishele Bay and seconded by Billie Cartwright to install signs at the Snow Goose and Swan, as well as a sign at the river stating something to the effect of “owner access only”. It was passed unanimously.

- A motion was made to inform Deschutes patrol to tow vehicles without warning that are parked without a proper permit by Mishele Bay and seconded by Billie Cartwright. The motion passed unanimously.

It was discussed to have a security person on-site for 4 hours each afternoon for the rest of the summer. It was agreed to compile a preliminary budget and report back to the Board. It was also suggested that the next time “parking” permits are issued, that they are “access” permits, instead.

Fireworks The Board was pleased with the communication from Mile High to the POA and the resulting lack of fireworks.

Zoom Meetings The Board would like to continue with Zoom meetings since it seems that there is greater owner participation than previous in-person meetings. The planned community act was recently updated to permanently allow Board of Directors meetings to be held via Zoom.

- A motion was made to continue with Zoom Meetings was made by Mishele Bay and seconded by Gary Baton. The motion passed unanimously.

OLD BUSINESS

Spraying: The weed spraying has been completed.

Roads: The paving has been completed. The Board discussed the road repairs on Satterlee Way and the repairs have not been completed yet. Bob will follow up with 7 Peaks Paving.

Speed signs The Board is happy with the radar signs. It was agreed to rotate signs monthly and to collect the data prior to moving.

Snipe Rd: The Board discussed the home on Snipe Road that was not deeded as part of the association. An invoice was mailed to the homeowner and the homeowner had contested the notice. The property owner is adamant about not paying the Assessment that was sent to them, It was discussed that a call to the County Commissioner to see if there was an intent to annex the property into the POA when permission was granted to connect to sewer/water.

- A motion to have MHCM follow up with the County Commissioner to identify the intent of the annexation of the property, was made by Mishele Bay, and seconded by Gary Baton. Unanimous approval.

NEXT BOD MEETING: The Property Owners Meeting will be held on August 7th, 2021 at the Fire Station with a short Board meeting immediately following.

OPEN DISCUSSIONS AND OWNER COMMENTS: The floor was opened to homeowners to present any concerns or questions to the Board of Directors. A homeowner present brought up the bridge on Wood Duck Ct. She feels that it is in need of repair. Follow-up should be done with ODOT by MHCM. Another homeowner expressed thanks for working on the parking issues at the marina. She also expressed concern over the Snipe Rd property and appreciates the Board working on the issue. Another homeowner expressed that she would like to see the POA building be used for community purposes again, as it has in the past. The current conditional use permit restricts the use of the building. She asked that the Board consider approaching the County about the possibility of a greater scope of use. MHCM will follow-up with the County Commissioner. A homeowner thanked the Board, MHCM and community members for participating in the meeting.



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ADJOURN: There being no other business; a motion was made by Bob Scott to adjourn the regular meeting at 11:33am and an executive session was called to order at 11:34am.

- A motion to adjourn the executive session was made by Bob Scott at 11:38 am and a regular session was called to order at 11:39am.
- A motion was made to approve the payment plan for lot 33-16 by Billie Cartwright, seconded by Gary Baton and approved unanimously.

Secretary, Gary Baton

Date:

Minutes Taken by: Chad Carpenter, MHCM