

DATE & TIME: An open meeting of the board of directors for the Oregon Water Wonderland II Association was held on Saturday, August 06, 2022, 2:00 PM.

CALLED TO ORDER: The meeting was called to order at 1:46 PM by Bob Scott, President.

QUORUM: The following directors were present at the meeting: Bob Scott, Gary Baton, and Chance Jackson in person and Billie Cartwright and Mishele Bay via zoom. There were 39 homeowners in attendance. Jim Bemis, Chad Carpenter and Rachel Nothing represented MHCM. Quorum was not established.

MINUTES: The July 16, 2022 Board Meeting minutes were reviewed with all attendees.

- A motion to approve the July 16, 2022 Board Meeting minutes, as written, was made by Chance Jackson and seconded by Gary Baton. Unanimous approval.

NEW BUSINESS:

Appoint Board Members- The Oregon Water Wonderland II board of directors consists of 5 directors, two positions are open, both for 3-year terms. There were two nominations received prior to the meeting for Gary Baton and Mishele Bay.

- A motion to appoint Gary Baton and Mishele Bay as directors on the board, was made by Chance Jackson and seconded by Billie Cartwright. Unanimous approval.

Bridge- The bridge was inspected in 2021 by ODOT and deemed structurally sound, the current safety weight rating is 26 tons. At this time the board would like to replace the planks on the bridge and eventually improve the overall structural support or replace the bridge entirely.

- Motion to replace the planks on the bridge was made by Gary Baton and seconded by Chance Jackson. Unanimous approval.

Water Department- There is only one fire hydrant in OWWII, the main water resource is through standpipes. MHCM will contact the water department to request a written authorization to use the standpipes in the event of a fire and confirmation that the standpipes are threaded properly, are above ground and have the locations of them identified. The board requests the water and fire departments and OWWII board meet to develop a fire plan. MHCM will reach out to the water department to arrange a meeting with all the boards.

Fire Department- The Fire Department can address a fire situation on the island, time, equipment, and manpower do set some limitations. Homeowners were advised to take personal responsibility by hardening their own homes as a precautionary measure.

Mailboxes on Tholstrup- There is concern with the traffic congestion that happens in this area. Suggested solution is to provide neighborhood mailboxes in several locations. Doing this would require approval from the postal service. MHCM to contact the Post Office to find out what the options are.

BUDGET REPORT: The April 30, 2022 financials were presented by Jim Bemis, MHCM and discussed amongst the board. As of April 30, 2022 the operating account had a balance of \$105,692.40 and the reserve account had a balance of \$248,031.50.

- A motion to accept the financial report dated April 30, 2022 was made by Billie Cartwright and seconded by Gary Baton the motion. Unanimous approval.

UNFINISHED BUSINESS:

Safety Hazards- There are safety issues in the neighborhood with overgrown landscaping, not being able to see road signs and when pulling out into intersections. MHCM will notify homeowners prior to the landscaping contractor beginning work.

- Motion made to hire a contracted company to remove the roadside brush and trees and do weed and grass removal was made by Gary Baton and seconded by Chance Jackson. Unanimous approval.

Ditching/Culvert Infrastructure- The POA has been working with Wallace Engineering. A civil survey has been ordered and once completed, options to move forward will be presented for consideration.

Association Building- The Board is looking into using the HOA building for meetings and storage of equipment. To obtain a permit for use of the building, a preapplication will need to be completed and reviewed.

OPEN FORUM: The floor was opened to homeowners to address any questions or concerns with the Board of Directors.

DIAL- A homeowner suggested MHCM inform the community of the DIAL website.

Icey Pavement- In the winter the mailbox area is very icy, a homeowner requested deicer be used in that area.

Marina- There has been about half a dozen towed vehicles needed this year, parking management is being investigated by the Board.

NEXT MEETING: The next board meetings will be held on September 17th and November 19th.

ADJOURN: There being no other business, a motion was made by Bob Scott to adjourn the meeting at 2:59 PM.

Secretary

Date

Minutes recorded by: Rachel Nething, MHCM



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