

Oregon Water Wonderland II POA
Board of Directors Meeting Minutes
Saturday, September 16, 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, September 16, 2023, 10:00 AM. Members attended in person at the POA building and remotely 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 and Chance Jackson. Michele Bay was present via Zoom. There were 3 homeowners in attendance. Jim Bemis and Chad Carpenter represented MHCM. Quorum Established.

MINUTES: The minutes from the July 15, 2023, and July 31, 2023, board meeting were distributed to the board members prior to the meeting for review and displayed for all attendees to view.

- A motion to approve the July 15, 2023, Board meeting minutes, as written, was made by Mishele Bay and seconded by Chance Jackson. Unanimous approval.
- A motion to approve the July 31, 2023, Board meeting minutes, as written, was made by Mishele Bay and seconded by Chance Jackson. Unanimous approval.

APPOINTMENT TO BOARD:

- A motion was made to appoint Karla Nelson by Mishele Bay and seconded by Gary Baton to the POA Board. Unanimous approval.
- A motion was made to appoint Bob Scott to the POA Board by Gary Baton and seconded by, Mishele Bay. Unanimous approval.
- A motion was made to appoint Chance Jackson to the POA Board by Mishele Ba and seconded by, Gary Baton. Unanimous approval.

FINANCIAL REPORT: Report given by Jim Bemis, MHCM. The August 30, 2023, financials were presented and discussed among the board of directors. As of July 31, 2023, the operating account had a balance of \$94,227.16 and the reserve account had a balance of \$376,159.40.

- A motion to accept the financial report for August 30, 2023, as presented, was made by Chance Jackson and seconded by Karla Nelson. Unanimous approval.

It was noted that the Board should consider increasing next year's budget line item for "building and grounds"

Updated Management Contract- A 3.5% increase in the management fee was approved in the budget back in May of this year but the paperwork had not been signed. It was noted by Gary Baton that Mile High has an increasing workload as it pertains to the POA. The Board thanks Mile High for the good work.



OLD BUSINESS:

Electronic Voting: A question was asked about why a Google account is required to vote. Resident Karen Drury offered to help the POA and/or residents who need tech assistance. She can be reached at karen.drury@gmail.com.

Bridge- Repair was completed on August 17, 2023; the bill was \$39,294.

- Thanks to the island residents for the patience of having to work through the many inconveniences put upon them.

- Questions still exist on the share of expenses by OWW II POA. During the meeting with Chris Doty an explanation was made about funding. The first impression was that the County would pay for 80% and we would be responsible for 20%. The conversation morphed into bridge replacement rather than repair where this was mentioned again.

- At the last board meeting Bob was trying to ask Chris Doty about comparative bridges in Deschutes County and it might be helpful for the board to understand their status and work proposed by the county as compared to our bridge as had been previously published by Deschutes County. Also, in this arena of non-communication by the county issues exist concerning the Snipe Rd. property and its placement within OWW II and, not having to pay our local dues or assessments for services and, as a possible future site of mailboxes. Instead of communication it has been a surprise from the county and code enforcement.

Board Members agree that they would like to pursue the County to recover the cost of the bridge repair and a written response to their position.

- A motion was made to pursue the County for payment of the bridge and a written plan for future work by Chance Jackson and seconded by Gary Baton. Unanimous approval.

Snipe Rd Fence- It was noted about a fence that's going up on Snipe Rd. Bob Scott noted that fences in wildlife areas require a permit and are limited to 4' in height. Chad Carpenter reached out to Chris Doty at the County Road Dept. Bob Scott reached out to the Planning Dept., the County Clerk and the County Assessor. None of these Departments had any knowledge that there had been a lot of line adjustment. After then being directed to the Cartography Dept, to no avail, it's frustrating to be sent from Department to Department. Currently, the fence continues to be built. This area is under consideration for the placement of mailboxes.

Communication- It was noted that all communication with the Board should go to all of the Board. For example, emails need to be addressed to all Board members. It was also noted that those addressed on an email should respond as quickly as possible. This will help the Board and Management Company to operate more effectively and efficiently.

Insurance Quotes- Additional quotes have been solicited. Chad Carpenter noted the difficulty of getting quotes shortly after a policy has been renewed. A quote was received from State Farm. Mile High needs to review coverage but it seems that there is an opportunity to save some money.

NEW BUSINESS:

Roads- Paving of the upper half of Snow Goose is completed. After pavement is cured, gravel will be added to shoulders for edge protection. The total cost for the project is \$187,012.57.

Fire on Forest Service Land- The fire was brought under control quickly because of past board member Billie Cartwright's observation of a smoke plume and immediate phone calls. Chad was in Chicago's O'Hare airport and sent out emails to our residents warning them of the danger. Only one acre was burned.

- Illustrates the need for a fire evacuation plan within the development and the need for Deschutes County to have an evacuation plan for all of the Sunriver area (Huntington Rd. and S. Century Drive).

- Does Mile High have a list and phone numbers of short-term rentals and/ or VRBO's (Air B and B's) for possible notice of infractions concerning party atmosphere and fire danger. There have been many complaints from neighborhood residents. The answer to this question is "no". Very few owners let the Management Company know when they rent their property.

- The piles on Forest Service land are scheduled to be burned this fall.

Marina- Recently, some minor repair work on the dock has been identified. The rocks at the boat ramp have been removed and the area has been weeded. It was also noted that an owner recently sent an email to the Board about an ADA accessible dock at the Marina. At this time, the Board would like to table this for now.

Snow Plowing- The POA will have a new equipment operator this season. Mile High had identified a new operator. Bo DeForest, who has driven in past years, will help to train the new operator. The Board suggested publishing a map or manual for snow plowing.

POA Building- The idea of a diesel tank has been tabled for the time being. The Board and Management Company has made a list of work to be done on the POA property including arbor work, general clean-up, and repairs to structures.

SB1013- This bill and the ramifications to the POA with regard to the allowance of people living in RVs on private property was noted. No action was taken, this was brought up for awareness.

Three Board Meeting- Oct. 19, 2023 @ 11 am. The POA board will be hosting and in charge of lunch. The Meeting will be held at the Sewer District office.

NEXT MEETING: The next regular POA board meeting will be held on November 8, 2023.

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

ADJOURN: There being no other business, a motion was made by Bob Scott to adjourn the meeting at 12:10PM.
Unanimous approval.

Secretary

Date

Minutes recorded by Chad Carpenter, MHCM