

Oregon Water Wonderland II POA
Board of Directors Meeting Minutes
Saturday, November 18, 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, November 18, 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 10:01 AM by Bob Scott, the Board President.

QUORUM: The following directors were present: Bob Scott and Gary Baton. Michele Bay and Chance Jackson were on Zoom. There were 3 homeowners in person and 6 present via Zoom. Jim Bemis and Chad Carpenter represented MHCM. Quorum Established.

MINUTES: The minutes from the September 16, 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 September 16, 2023, Board meeting minutes, as written, was made by Gary Baton and seconded by Chance Jackson. Michele Bay abstained. Approved 3-0-1

It was noted that Karen Drury offered to help with electronic voting. Chad Carpenter will connect with her by 12/8/2023.

FINANCIAL REPORT: Report given by Jim Bemis, MHCM. The October 31, 2023, financials were presented and discussed among the board of directors. As of October 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 October 31, 2023, as presented, was made by Chance Jackson and seconded by Gary Baton. Unanimous approval.

OLD BUSINESS:

Three Board Meeting- Gary Baton reported that the meeting went well.

The Water district noted that there has been discussion about annexing customers into the Water District.

The Sewer Board talked about purchasing equipment that will allow them to effect repairs more immediately. It was also noted that there is an issue with people dumping RV's into cleanout valves. It has caused some expense to the Sewer District. They will send a letter to homeowners to make them aware of the situation along with the potential to pass the cost on to owners who do this.

The POA reported that an ADA dock was brought up for consideration and noted that there were recent minor repairs done to the dock. It was also noted that the Forest Service is doing fire reduction on the 40 acres. SB1013 was also discussed as an emerging concern.

Forest Service Controlled Burn- This work was completed last week. There were no issues to report.

Snow Removal- Jeff Sprague, the grader driver, was introduced to the Board. There was some discussion about when to activate snow removal. Mile High and the Board will work together to determine when to activate and Mile High will make the final call-out.

Culvert/Ditching Infrastructure- It was noted that there has been some repair work by the Water District over time. The POA and the Water District will monitor culverts over the Winter and revisit any potential issues in the Spring. Kent Delaney from the Water District, reported about some of the repair work that has been done, noting that the staff has done an excellent job. At this time, all seems to be working well. The POA gave thanks to the Water District for their good work.

Insurance Quote- A side-by-side comparison was requested on the current policy and the new quote, received a few weeks ago, in order to compare apples-to-apples and to make an informed decision. Mile High will get something to the Board by 12/15/2023

NEW BUSINESS:

Shed- A bid was received for \$350 to demo the existing shed and is considering having a new shed installed in its place. The Board would like to table this until the Spring.

Pacific Accounting Invoice- The question came up about spending ~\$2800 annually for an accounting review. The Board had consensus that every three years seemed to make more sense with the caveat that they will evaluate the need each time it comes up.

Email on Snow Removal Days- It was noted that Mile High will send emails about garbage cans as it pertains to snow removal, reminding owners to keep cans off the street on Wednesdays.

Fire District Meeting- Earlier this week, Board Members, Gary Baton and Karl Nelson, met with the La Pine Fire Chief, the Assistant Fire Chief, and Fire District Board Member and OWW2 resident, Michael Vietzke. At this meeting, they were informed of the Fire Districts inability to get fire equipment across the bridge due to the posted weight restriction. A letter will go out to the island resident from the Fire District soon. The Board would like to elevate this issue to the State level as soon as possible.

The Fire District is interested in providing solutions. They will put together a list of some equipment that the POA could purchase and stage on the Island. They also offered to train residents in the use of the equipment as a mitigation measure. The Water District is working on making sure the standpipes are operational.

The Board requested that any meeting regarding the island also include someone from the Water District. Mile High will contact ODOT first thing Monday morning to see about setting up a meeting as soon as possible in order to discuss these issues.

Executive Session- Per ORS 94.644, the Board is allowed to hold an executive session. The reason for the executive session is to discuss a delinquent homeowner account.

- A motion was made by Bob Scott to convene an executive session and seconded by Mishele Bay. Unanimous approval.

A delinquent homeowner account was discussed.

- A motion was made by Bob Scott to adjourn the executive session and reconvene an open session. The motion was seconded by Gary Baton. Unanimous approval.

In open session,

- A motion was made by Gary Baton to offer the delinquent owner at lot 22-4 that if they pay the principal currently in arrears, and, once the 2024 assessment is paid, consideration will be given to a reduction of the interest that has accrued on the delinquent amount. The motion was seconded by Mishele Bay. Unanimous approval.

NEXT MEETING: The next board meetings will be held on January 20, 2024 and March 14, 2024 at 10:00am. Hybrid meetings at the POA building.

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