

Oregon Water Wonderland II POA
Board of Directors Meeting Minutes
Saturday, November 19, 2022, 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 19, 2022, 10:00 AM, via Zoom teleconference.

CALLED TO ORDER: The meeting was called to order at 10:05 AM by Bob Scott, the Board President.

QUORUM: The following directors were present: Bob Scott, Gary Baton, Chance Jackson and Mishele Bay. There were 11 homeowners in attendance. Jim Bemis and Chad Carpenter represented MHCM. Quorum Established.

MINUTES: The September 17, 2022 meeting minutes were displayed for all attendees to view.

- A motion to approve the September 17, 2022 Board meeting minutes, as written, was made by Gary Baton and seconded by Chance Jackson. Unanimous approval.

FINANCIAL REPORT: The October 31, 2022 financials were presented by Jim Bemis and discussed among the board of directors. As of October 31, 2022 the operating account had a balance of \$383,246.90 and the reserve account had a balance of \$197,072.69.

A discussion came up about reserve funding. Gary Baton questioned what the law says regarding reserve funds. Chad Carpenter reported the ORS requires that HOAs have a reserve fund and that the reserve study gets updated annually. Chad Carpenter has sent a bid out for the cost of a reserve study and is awaiting a quote for the Board to review. Gary asked if excess funds from the operating budget can be put in reserve and Jim Bemis reported that the answer is yes. Bob Scott brought up the idea of moving some funds into a higher interest account. Jim Bemis will explore the possibility.

- A motion to accept the financial report for October 31, 2022, as presented was made by Chance Jackson the motion was second by Billie Cartwright. Unanimous approval.

NEW BUSINESS:

Fire Safety Problem- Gary reported on the USFS 40 acre parcel within the POA. It was noted that the USFS seemingly has not done much maintenance. There are questions about what the USFS has planned for the parcel, including fire safety, ongoing maintenance and whether the parcel could possibly be turned over to the POA. Gary Baton will follow up with the USFS.

Bridge- Chad Carpenter reported that we have recently learned that it is possible that the County may take over the maintenance of the Wood Duck Ct bridge. The maintenance plan will go before the County Commission early in the new year and the POA will respond accordingly once it is known if and how the County will proceed. It was also mentioned that snow removal for “the island” will be taken care of with a pickup and not heavy equipment.

Mailboxes on Tholstrup- There is a concern about the mailboxes on Tholstrup. The main concerns are the age and pending replacement and the amount of traffic caused by them. Whatever solutions are decided upon, it was noted that it may be a longer term project. Gary Baton also talked about the fact that sometimes there are more parcels that need to be delivered than available boxes. There have been discussions about having multiple locations throughout the POA. Chance has been in contact with Keith Channell about the steps needed to accomplish both updating the mailboxes on Tholstrup and

potentially redistributing them amongst the community. Chance reached out to the Growth manager of Bend and is waiting for a response in order to move forward. It was noted that each set of 15 boxes cost ~\$1100, not including installation.

UNFINISHED BUSINESS:

Safety Hazards- 4 Brothers Tree Service will be out on 11/28/2022 for the day to clear brush from signs and along rights of way. It was noted by Gary Baton that the Board should consider making this an annual maintenance item.

- A motion was made by Gary Baton to accept the bid from 4 Bros for \$2,800 and seconded by Billie Cartwright. Unanimous approval.

Ditching & Culvert Infrastructure- Gary Baton share the report from Wallace Engineering - that they have been waiting for answers from Fish and Wildlife concerning discharge of water into canal which has been done for over 50 years. We have now received a permit from Department of State Lands.

From Shane Cochran,

....I have spoken with DSL and DEQ. After these discussions, and discussions with our geotechnical engineer, Lisa Splitter copied on this email, the most cost-effective plan would be to eliminate the monitoring well installations. The reality is, it would be too costly to address groundwater (e.g., pump station for injection/discharge to another area downstream), if it were the sole problem. So, let's focus on the thing we can control, stormwater runoff. We propose conducting a civil survey of the problem area (ditches) to be addressed and with the civil engineer, Jim Lord also copied here, develop a plan to improve the drainage to the river (e.g., grading, piping ditches, lining ditches, other). The ditch improvements will require a temporary permit. Post construction, so long as the discharge does not exceed water quality standards, no permit is necessary. If quality standards are exceeded there are few options (e.g., pretreatment, permit). To address your question below, since we feel installation of the monitoring wells may not be the best use of the HOAs monies, this is a moot point. Your other comment regarding the camera of the culvert, I feel a civil survey will answer the questions. However, perhaps Jim Lord can better address this concern.

Regards, Shane Cochran, R.G. Project Geologist

Gary Baton will call Jim Lord from Ashley and Vance to discuss a plan to improve drainage. Jim is familiar with the area as he was here with Lisa Splitter to do an on sight survey in their determination of cost effectiveness for the project and what would be best for the HOA.

Use of Association Building- Per previous discussions, an “ask” has been put together to present to the County for consideration in modifying/updating the conditional use permit. Gary will look at the existing permit and historical data surrounding the use of the building. Billie Cartwright had some suggestions about the “ask” and offered to work with Gary on the matter. It was suggested to inquire with the POA insurance company to discuss possible issues with more use of the building. Chad Carpenter will follow-up. A question of ADA accessibility came up and the issue will need to be looked into.

OWWII Website- Home, Board, FAQ, Docs, Maps, link to portal

Speed Sign Data- It was reported that, according to the radar sign data, the vast majority of vehicles do not exceed 30mph. It was suggested that this data be sent to DCSO.

Snow Plowing- Jim Bemis reported that the grader is awaiting for a minor repair that should be completed early next week. It was also reported that fuel delivery will be an issue this year as the previous delivery company is not delivering small

amounts of fuel any longer. Mile High is looking into options such as installing a fuel tank to remedy the situation. The Board directed Mile High to continue to pursue options.

Three Boards of OWWII Meeting- Recently, the Boards of the Water District, the Sewer District and the POA met to discuss fire mitigation issues. Fire Chief Supkis was in attendance and it seems that there is some synergy around addressing fire safety issues. Bob Scott thanked Jeff Okamoto with the Sewer District, for his work in moving forward the work of fire mitigation among the stakeholders in the area. Bob Scott also thanks Gary Baton for his work in going through the archives of past records and organizing historical data. Gary Baton also acknowledged the good work happening among the various Boards.

Meetings- As mentioned above, Bob and Gary are pursuing various meetings with the Forest Service, Deschutes County and the Post Office.

OPEN FORUM: The floor was open to homeowners to present any questions or concerns to the Board of Directors. No homeowners brought up anything,

NEXT MEETING: The next meetings will be held on 1/21/2022 and 3/18/2022

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

Secretary

Date

Minutes recorded by: Chad Carpenter, MHCM