

Oregon Water Wonderland II POA  
Board of Directors Meeting Minutes V1  
Tuesday, July 16, 2024, 7:00 PM  
Mile High Community Management

**DATE & TIME:** An open meeting of the board of directors for the Oregon Water Wonderland II Association was held on Tuesday, July 16, 2024, 7:01 PM. Members attended in person at the POA building and remotely through Zoom teleconference.

**CALL TO ORDER:** The meeting was called to order at 7:00 PM by Gary Baton, the Board President.

**QUORUM:** The following directors were present: Gary Baton, Chance Jackson, Scott Tate and Mishele Bay. There were eleven homeowners in attendance in person and ten homeowners via Zoom Teleconference. Chad Carpenter and Deborah Lindell represented MHCM. Quorum Established.

**FLAG SALUTE:** The meeting was opened for business immediately following the salute.

**APPOINTMENT TO THE BOARD:**

Motion to appoint Scott Tate as a Board member to complete the term of Board Member Robert Scott who tendered his resignation via email effective May 21, 2024 was made by Gary Baton seconded by Chance Jackson. Unanimous approval.

**MINUTES:** The minutes from the May 21, 2024, board meeting were disturbed to the board members prior to the meeting for review and displayed for all attendees to view.

- A motion to approve the May 21, 2024, Board meeting minutes, as written by Mile High, was made by Mishele Bay, and seconded by Chance Jackson. Unanimous approval.

**FINANCIAL REPORT:** Report given by Chad Carpenter, MHCM. The June 30, 2024 financials were presented and discussed among the board of directors. As of June 30, 2024, the operating account had a balance of \$160,245.09 and a combined reserve balance of \$ 528944.4, for a total cash position of \$689,189.48.

- A motion to accept the financial report for June 30, 2024, as presented, was made by Chance Jackson, and seconded by Mishele Bay. Unanimous approval.

**COMMUNITY CHATTER:**

Reminders:

1. Paving work is scheduled for next week on Snow Goose.
2. There is county wide ban on the use of chain saws and pile burning due to Fire danger, which will likely continue for the rest of the summer.
3. MHCM has received favorable feedback concerning the Newsletter crafted by Board President Gary Baton.

Acknowledgements:

Gary Baton would like to thank and acknowledged Resident Mike Martel who is now 90 years young and Bill Gropp who turned 100 years old in June. Thank you to Roxanne Baton for getting the POA Building into shape.

A special thanks for the many contributions of board members, Chance Jackson, and Mishele Bay. The board also thanked the Team at MHCM for their work and patience.

### **UNFINISHED BUSINESS:**

Sale of the Grader: The Board reviewed the minimal costs anticipated with getting the grader back into service, following the breakdowns last winter and noted that even with \$70,000 to \$100,00.00 in identified maintenance needed, the grader is likely to fail again next winter. The board members described their efforts to solicit interest in purchasing the grader. All the potential buyers identified in the last meeting have rejected the offers. The board asked the members in attendance to make recommendations. The consensus from the owners was to sell the grader.

- Motion to the sell the community grader “as is” was made by Mishele Bay and seconded by Chance Jackson. Unanimous approval.

Website- The Website update is tabled until the next meeting.

Intersection Clear Vision Triangle - Multiple intersections in the community have a blocked view's due to tree limbs on corners. This topic was discussed with the members in attendance. MHCM conferred with a landscaping company, and they confirmed there is a problem. MHCM will solicit bids for the work.

Mailboxes- The board has been looking for additional locations for mail/package boxes, and will have additional information at the next meeting. Several homeowners identified maintenance issues with the existing boxes, that the board will look into.

Bridge – Anderson engineering delivered the report and identified a cost-effective solution to meet the load recommendations, Several construction firms have received the report and will bid. The completed engineering report will be sent to Fire Department, specifically to Fire Chief Holsey.

Culvert- MHCM will request bids for cleanup of the culverts. The bids will be reviewed at the next meeting and work should begin after Fire Season.

### Marina Subjects-

1. Marin issues- Wedding, Repairs such as a broken bench, putting the sign back up.
2. Marina Parking Plan – MHCM and board members will meet a vendor and develop a parking space plan.
3. Non-owner use of the Marina - Homeowners who notice non-owner use of the Marina should call MHCM high to mobilize the towing company. MHCM will send out a reminder to all homeowners on how and who to reach concerning parking issues at the marina.

### POA Updates –

1. The broken shed has been cleared.
2. New Carpet has been installed.
3. The Office furniture has been updated.
4. A replacement shed will be installed. MHCM will get bids for the installation and purchase of a prefabricated replacement shed.

### **NEW BUSINESS:**

Roads- The board will review the current maintenance schedule and will consider changes to extend the life of the roads in the community. The lowered costs , if any will help to prevent an increase in assessments.

Reserve Study A reserve study and annual update is recommended as a best practice by Oregon Law. The study will be used to inform the upcoming Budget plan.

- Motion to engage Equipped Consultants for a two-year period to generate and maintain a comprehensive reserve study at a cost of \$890 per year for two years was made by Scott Tate and seconded by Chance Jackson. Unanimous approval.

**Next Meeting Date:** The Annual Meeting will be held August 10, 2024 with a single focus board meeting to follow the annual meeting at 2 PM, for the installation of new directors. The next full board meeting will be held September 28, 2024.

**Open Forum:** The floor was given to homeowners to bring any questions or concerns to the Board of Directors.

A homeowner voiced concern about underage drivers of sport vehicles without safety helmets. A second homeowner did not have a problem with the activities mentioned. The board advised all homeowners that the roads within the POA roads are not private roads, and are subject to the rules for all public roads. Please contact the sheriff to make these complaints. The board is also aware of several near miss accidents, involving the underage drivers.

The board will contact the Sheriff's Department and provide them with evidence of their responsibility for policing the roads within the community.

A homeowner was wondering if the message boards at the mailboxes are updated, maintained and if any time limits are associated with postings. The board explained that the glass covered boards are for the Water and Sewer District. Other than that, the remaining boards are not formally maintained, and provides a free forum.

**Adjourn:** There being no other business, a motion was made by Gary Baton to adjourn the meeting at 8:30 PM. Unanimous approval.

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Secretary

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Date