

Oregon Water Wonderland II  
Board of Directors Meeting Minutes  
Saturday, March 29, 2025, 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, March 29, 2025, 10:00AM. 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 Scott Tate, the Board Vice President.

**QUORUM:** The following directors were present in person : Scott Tate and Karla Nelson. Attending via Zoom Gary Baton and Mishele Bay. There were eight homeowners present in person and twenty-one homeowners joined through Zoom teleconference. Chad Carpenter and Debbie Lindell represented Mile High Community Management. Quorum Established.

**FLAG SALUTE:** The meeting business began immediately following the flag salute.

**The board would like to remind all owners that Next door is an unmonitored social media platform which does not contain the latest or accurate information on the anything related to the POA. Please access the specific website for correct information - <https://oww2.com>**

**APPROVE MEETING MINUTES:** The minutes from the January 18, 2025, meetings were distributed to the board members prior to the meeting for review and displayed for all attendees to view.

- Motion to approve the January 18, 2025, Board meeting minutes, as written, was made by Karla Nelson and seconded by Gary Baton. Unanimous approval.

**FINANCIAL REPORT:** Report given by Chad Carpenter, MHCM. The February 28, 2025, financials were presented and discussed. As of February 28, 2025, the operating account had a balance of \$467,749 and a combined reserve balance of \$1105101.28, for a total cash position of \$1,572,851.02.

MHCM provided the board with information of moving the HOA accounts to a single financial institution and has provided information on a HOA friendly institution know as Pacific Premier to for review. The owners would benefit by No paying fees for assessment process payments, which are part of paying through AppFolio. The bank has competitive CD rates

- Motion to accept the financial report dated February 28, 2025, as presented was made by Karla Nelson and seconded by Gary Baton. Unanimous approval.

**OPEN BUSINESS:**

Safety Hazards- Recent winter events has left many trees downed in the neighborhood. MHCM will send out a reminder on owner responsibility for downed trees and branches on their property and the board will do a walk around and determine which downed trees are on POA property and will have those cleared.

The board is also reviewing issues with intersection line of sight concerns due to tree branches.

POA Building Community Use- Tabled until the next meeting.

Paving of Swan- MHCM is in the process of gathering bids for paving swan. The board will do a walk around after the snow has melted, to determine the condition of the road and if the paving can be delayed.

Culvert & Ditch Functioning- A walk around will be done with MHCM, the Board President and vice president, to determine any additional issues and to view the know issues.

POA Building Garage Door- Deferred to the next meeting.

Marina Improvement – The board would like to turn over the marina improvement project to an Owners committee. MHCM will help the board to develop a committee charter and send out a notice to the community, to ask for volunteers for the group.

Bridge Update- The bridge is mostly complete, and will be paved, in May weather permitting. The board will now include a list in the minutes and a handout sheet of the outstanding items to complete the bridge project as part of the meeting. Scott proposed selling the four sliver lots, which exist between several properties and are owned by the POA. The proceed of these sales would go towards the bridge loan

- Motion to sell the Sliver lots and use the proceed toward the bridge load, contingent on an evaluation of the Sale ability of the lots, made by Karla Nelson and seconded by Mishele Bay. Unanimous approval.

The sale of the sliver lots will require an 80% positive vote by the community, which equates to roughly 804 positive votes, based on 1005 registered owners. While this is an impressive amount of work, the reduction of the bridge project loan , would benefit the entire community.

MHCM recommends hiring a law firm to run and validate the election. The majority of owners will vote electronically and owners could request paper ballots.

The fire department has asked the HOA to add weight limit signs to the bridge. The board noted that none of the other communities have been required to do this, and the sign is out of alignment with Oregon regulations. The board and will have a meeting the fire chief this month.

Mailbox Improvement – The board would like to turn over the mailbox improvement project to an Owners committee. MHCM will help the board to develop a committee charter and send out a notice to the community, to ask for volunteers for the group.

Open Board Seat- Following a notification and call for nominations, to fill the vacated seat of , MHCM did not receive any nominations. The board has appointed owner Lauri Cullum to fill the remainder of the term.

- Motion to appoint Lauri Cullum to fill the remainder of the term of the open seat, made by made by Karla Nelson and seconded by Mishele Bay. Unanimous approval.

2025-26 POA Budget Preparation- MHCM will work with the board to develop the new budget, which must be approved this spring. Based on owners' comments in the meeting, the board has identified new expenditures such as cleaning and clearing the culverts, and Flooding issues.

Following the budget review, the board discussed the annual assessment.

- Motion to adopt the budget as presented and maintain a flat annual assessment amount made by Karla Nelson and seconded by Mishele Bay. Unanimous approval.

**NEXT MEETING DATES:** The next meeting will be held on May 17, 2025 as a Hybrid and at POA building.

**OPEN FORUM:** The Board opened the floor to owners for discussion and comments.

Several owners asked the board to consider spraying for mosquitos- Spraying for mosquitos is handled by Deschutes County Vector Control, and is not the responsibility of the POA.

An owner did not receive a receipt for the special assessment payment, MHCM took their name and will resolve the issue.

Several owners related that while improved, communication problems are still arising, and several owners have not received notifications, such as meeting notices and copies of minutes.

Many owners would like hardcopy versions of all communications. The board will look into the most economical method of providing these items.

Owners who would like hardcopy communications, should contract Chad Carpenter directly, at Mile High.

**NEXT MEETING DATES:** The next meeting will be held on May 17, 2025 as a Hybrid and at POA building.

**ADJOURN:** There being no other business, a motion was made by Scott Tate, the Board Vice President to adjourn the meeting 11:35 AM Unanimous approval.

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Secretary

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Date