

Oregon Water Wonderland II POA
Board of Directors Meeting Minutes
Saturday, November 16, 2024, 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 16, 2024, 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 Gary Baton, the Board President.

QUORUM: The following directors were present in person: Gary Baton, , Chance Jackson, and Scott Tate, Karla Nelson and Mishele Bay attended via zoom. There were nine homeowners present and fourteen that joined through Zoom teleconference. Chad Carpenter and Deborah Lindell represented Mile High Community Management. Quorum Established.

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

APPROVE MEETING MINUTES: The minutes from the September 28, 2024 meetings were distributed to the board members prior to the meeting for review and displayed for all attendees to view.

- Motion to approve the September 28, 2024, Board meeting minutes, as written, was made by Chance Jackson, and seconded by Scott Tate. Unanimous approval.

FINANCIAL REPORT: Report given by Chad Carpenter, MHCM. The October 31,2024, financials were presented and discussed. As of October 31,2024, the operating account had a balance of \$80,885.29 and a combined reserve balance of \$ \$130,745.84, for a total cash position of \$211,631.13.

- Motion to accept the financial report dated October 31,2024, as presented was made by Scott Tate, and seconded by Chance Jackson. Unanimous approval.

UNFINISHED BUSINESS:

Snow Removal- The snow removal contract has been signed and the equipment will be stored locally, and insured. The plowing route will be the school bus route first, main routes into the community and then through the rest of the community. Notification and reminders will today and each time the weather warrants it. The reminders will stress the need to pull in the trash cans and the basketball equipment.

2025 Budget - The budget was presented by MHCM, reviewed and discussed.

- Motion to approve the 2025 Budget as reviewed, made by Chance Jackson and seconded by Mishele Bay. Unanimous approval.

Bridge Update- The weather will delay the undergrounding of the utilities, and the different vendors will coordinate to minimize the interruption to internet and electrical.

Bridge Loan- The loan has been processed but the funds have not been drawn against at this time. Details of the assessment were discussed and it was noted that information will be sent to the community describing the project costs and finance arrangement available to homeowners, along with assessment due dates.

- Motion to proceed with the special assessment per lot of \$312 per year for five years with the first installment due by February 1, 2025 or a single payment of \$1077.40 due by February 1, 2025, for the Wood Duck Ct bridge project made by Chance Jackson and seconded by Scott Tate. Unanimous approval. The draft assessment notice will be provided to the board for review before it is sent to the community and loaded to the portal.

NEW BUSINESS:

Corporate Transparency Act (CTA)- The U.S Treasury requires that all corporations provide Board member information to be filed by December 31, 2024, or face a daily fine in excess of \$590.00. The act is intended to prevent money laundering. The board will self-report. MHCM will facilitate the filling without regard to the filling method. Board Member Mishele Bay will coordinate and file for the board. and she will notify MHCM once the effort is complete.

Non-Payment Collections/Liens- Several collection amounts have reached an amount that warrants consideration. All collection efforts will include a notice from the board to the homeowner thirty days before any action is taken. The process to handle collections will be available to all members on the owner's portal.

NEXT MEETING DATE: The next meeting will be held on Saturday January 18, 2025 at 10:00 AM.

OPEN FORUM: The Board opened the floor discussion and owners' comments.

The board answered many questions during the open forum concerning the bridge project. Each document discussed in the open forum will be made available to the community through the owner's portal.

These documents will include the bridge project information, The Land Purchase, The Draft assessment notice and the OWW2 Collection process.

The meeting was adjourned and an executive session was convened to review the collection efforts at 11:43 AM.

The executive session was closed and the Board reconvened the open meeting at 12:10 PM.

ADJOURN: There being no other business, a motion was made by Gary Baton to adjourn the meeting 12:11 PM Unanimous approval.

Secretary

Date