

Oregon Water Wonderland II POA
Board of Directors Meeting Minutes
Saturday, September 28, 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, September 28, 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 10:00 AM by Gary Baton, the Board President.

QUORUM: The following directors were present in person: Gary Baton, Karla Nelson, Chance Jackson, and Scott Tate. Director Mishele Bay was present via Zoom Teleconference. There were five homeowners present and five 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 salute.

APPROVE MEETING MINUTES: The minutes from the August 10, 2024, August 12, 2024 and August 27, 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 August 10, 2024, Board meeting minutes, as written, was made by Scott Tate, and seconded by Chance Jackson. Unanimous approval.
- Motion to approve the August 12, 2024, Board meeting minutes, as written, was made by Scott Tate, and seconded by Chance Jackson. Unanimous approval.
- Motion to approve the August 27, 2024, Board meeting minutes, as written, was made by Scott Tate, and seconded by Chance Jackson. Unanimous approval.

FINANCIAL REPORT: Report given by Chad Carpenter, MHCM. The August 31, 2024, financials were presented and discussed. As of August 31, 2024, the operating account had a balance of \$84,710.33 and a combined reserve balance of \$319,426.39, for a total cash position of \$403,136.72.

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

UNFINISHED BUSINESS:

Bridge Replacement

Real Estate- The Purchase of the land needed for the temporary bridge, during construction has closed. The land will be sold after the bridge project is complete and the funds will be returned to the reserve account.

Construction- The anticipated start for the bridge project is November 1, 2024 with weather permitting. The location services have been out and have marked the utilities. Midstate Cooperative will permanently move the power from overhead to underground at an estimated cost of \$14,000.00. MHCM will notify the community of any utility outages are planned or occur.

Financial Aspects- The HOA has taken out a loan for the Bridge project at a variable Rate of 7.5%. Interest will begin once a draw has occurred on the account. A special assessment will be needed, the specifics will be discussed and the community will have a voice in how it will be setup. A date for the assessment has not been reached. It has been suggested that a discount on the assessment should be considered, if the assessment is paid in full, in a single payment.

NEW BUSINESS:

Snow Removal- A contract has been signed for snow removal. The contract is for two graders and two operators. MHCM will do a walkthrough with the Company and the operators to familiarize them with the needs of the community. Reminders will go out to the community concerning trash can storage and distances along with prompt return when they are empty. The plows will use the easement between owners' lot and the street as snow storage. Parked cars and basketball hoops must be stored on the owner's property, off the road and off the easement to from November 1 through May 1. Damage to the operators or plows, by the obstructions listed are a safety issue and the financial responsibility of the owners of the obstructions. Reminders to all owners will go out as snow season approaches.

Owners will be notified when the plows are called out. The plows will be requested as the snow builds up to 4 inches. The response time is expected to be within 2 hours to enter and start plowing the community. The community has set the prioritized for the main roads within the community and the school bus routes. The community has approximately 13.8 miles of roads. The board will watch the overnight snow fall and endeavor to have the main routes available in time for the morning commute.

The Grader - Selling the old grader has been tabled until the bridge is complete.

The OWW2 website – While there are links to the minutes on the website, the complete set of documents are only available through the owner's portal. If you are having problems with the owner's portal, please contact Mile High.

OPEN FORUM: Open Board discussion and owners' comments.

Most of the questions and comments from the homeowners concerned the recent wildfire fire evacuation. An owner asked if the Crosswater Community Gate cooperation agreement was still in effect for evacuations?
This is unknown at this time.

An owner asked about the noxious weed spraying, specifically when it is sprayed from a boat on the rivers. Can the community be notified prior to the river-based spraying,
MHCM will look into this for the next spraying season.

Next Meeting Date: The next meeting will be held on November 16, 2024 10:00 AM at the POA Building and by Zoom teleconference.

Adjourn: There being no other business, a motion was made by Gary Baton to adjourn the meeting at 11:29 AM. Unanimous approval.

Secretary

Date

Minutes recorded by Debbie Lindell, MHCM