

Oregon Water Wonderland II POA  
Board of Directors Meeting Minutes  
Friday, February 7, 2025, 6:00 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 Friday, February 7, 2025, 6:01 PM. Members attended in person at the POA Building and remotely through Zoom teleconference.

**CALL TO ORDER:** The meeting was called to order at 6:01 PM by Gary Baton, the Board President.

**QUORUM:** The following directors were present in person: Gary Baton, Scott Tate, and Karla Nelson. There 21 homeowners present and 90 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.

**BRIDGE PROJECT :**

Sale of the property - The property purchased to provide short term island access will be put up for sale as soon as possible.

- Motion to sell the property at 17153 Wood Duck Ct made by Scott Tate and seconded by Karla Nelson. Unanimous approval.

The board has an opening for a director, to serve out the term of Director Chance Jackson. MHCM will send out a notification to the community and encourage members to apply for the position.

The board wishes to thank the homeowners who have provided Coffee and Snacks to the contractors working on the bridge.

**Board Statement before opening the floor for questions :**

Board President Gary Baton stated that a large amount of misinformation concerning the board, the bridge and the community has been circulating on social media.

The HOA has provided a website and MHCM provides an owner's portal where every homeowner has access to all board minutes, governing documents and important information for each homeowner. If you have not accessed the portal or cannot login to the portal, please contact MHCM during regular business hours, for technical support.

**Open Forum:**

Question – One of the snowplow drivers has been plowing at a dangerously high speed.

Answer - The board will speak to the company and the driver about the situation.

Question – Why did the board approve the bridge rebuild without a community wide vote?

Answer – The board has the responsibility and fiduciary responsibility to maintain the community assets and to

Question – Why do I have to pay for a bridge on the Island?

Answer – The Bridge is considered a road, and is the responsibility of the Community. At this time the owners on the island do not have access to services such for emergency health services or Fire Department services, because the equipment cannot be driven over the existing bridge. A homeowner reminded the owners in the room, that several buildings on the island have had fires, and one building was a total loss.

**Loan and Financing questions -**

Question – How much will the bridge cost?

Answer – \$725,000

Question - What is the new bridge's lifespan?

Answer – Fifty years.

Question – What costs are covered by the loan?

Answer – The bridge construction, land purchase, loan interest and loan fees.

Question – Can we pay off the loan early? Are there any prepayment penalties?

Answer – Yes and No prepayment penalties?

Question – Why did the board take out a loan with annual payments?

Answer – The board received feedback that many owners within the community could not afford a full payment, and wanted to provide payment plans for those owners

Question – Why do owners of multiple plots have to pay more?

Answer – Oregon law requires that each assessment must be divided by land plots, as defined in the original POA documents and cannot be divided by total number of owners. A reminder that Property Tax plots are draw differently than land plots.

### **Communications and community Concerns -**

Question – Why didn't you notify the owners prior to sending the special assessment bill out?

Answer – The board has provided communication to owners constantly on the bridge subject throughout 2024. The board invites all owners to every meeting, which is held quarterly and the annual meetings. The owners can attend in person or using Zoom Teleconference. The bridge has been discussed at each meeting for over a year. Meeting minutes are available on the owner's portal, along with the Governing documents and information on the loan and contracts associated with the bridge.

Question – Can the Board make hardcopy information available to owners who do not want to or do not have access to electronic communications?

Answer –Yes, the board will look into communicating using multiple methods, such as traditional Mail, Flyers and email.

### **Next Meeting Date:**

The next board meeting will be held on Saturday March 15, 2024, at 10:00 AM as a hybrid.

Please consider attending the open meeting held every other month, 3rd Sat, 10am at the POA Building and on Zoom. The annual meeting will be held on August 9, 2025 at the fire station.

**ADJOURN:** There being no other business, a motion was made by Gary Baton to adjourn the meeting 6:48 PM Unanimous approval.

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Secretary

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Date