

**Oregon Water Wonderland
Property Owner's Association Unit II, Inc**

**Monthly Board Meeting
September 22, 2009
5:00 pm**

M I N U T E S

Board Members present: Ted Ficker, Doug Olsen, Sandy Joy, Cate Brooks, Kace Kellogg

POA Members present: John & Bev Heimes, Dennis & Judy Rund, Jackie Alden, BJ Raspa, Don & Lu Ricketts, Lynn Augustine, Rick Durham, Chuck Brooks, Robert Chase, Mike Martell, Larry & Carol Barnes, Terry Pickering, Dean Ginn, Jackie Hamilton, Dan Pederson, Curtis & Susan Vining, Jewell Sollenberger, and other owners who did not sign in.

Call to Order: The meeting was called to order by President, Ted Ficker at 5:00 pm

Resolution/Actions Taken

1. Motion to pay the Sanitary Department bill for damage to the sewer manhole and then forward the bill to Lazy River Road District for payment (Brooks/Olsen; Brooks, Olsen – yes, Joy, Kellogg – no; Ficker – abstain). Motion failed.
2. Motion to pay the Sanitary Department bill for damage to the sewer manhole and then forward the bill to Lazy River Road District for payment (Brooks/Joy; Brooks, Olsen, Joy – yes, Kellogg – no; Ficker – abstain). Motion passed.
3. Motion to deny Dan Pederson's request for payment of veterinary bills based on the following time line; the spraying occurred on July 8, 2008, the dogs did not become ill until July 11th, and then were not taken to the vet until July 16th. (Joy/Kellogg; Joy, Kellogg, Olsen – yes, Brooks, Ficker – abstain) Motion passed.
4. Motion to approve the draft version of the Annual Review as prepared by Schwindt & Co with John Dunlavy's recommendations added. (Joy/Olsen; unanimous – yes)
5. Motion to obtain legal advice on ramifications for sewer easement through the POA Marina property. Sandy will write letter to Dennis King, verbiage to be approved by Board via email before mailed, asking for him to pay responsible legal costs for this research. (Olsen/Ficker; unanimous - yes) Motion passed.
6. Motion to approve new Website Policy & Procedure (Joy/Kellogg; Joy, Kellogg, Olsen, Ficker – yes, Brooks – no) Motion passed.

Discussion Items

Noxious Weed Pull: Ted Ficker thanked the volunteers for pulling noxious weeds. Approximately 120 bags were pulled and disposed of.

Sanitary manhole repair: There was a lengthy discussion about the damage to a sewer pod manhole on Wood Duck Dr. Chuck Brooks from the Sanitary Department, Ted Ficker who was driving the Lazy River road grader, Sandy Joy who was the Snow Removal coordinator, and Cate Brooks who was the Road Committee Chairman at the time, gave the following explanation of how the damage occurred.

On December 28, 2008 the weather warmed and melted the 6" of packed snow on the roads in OWWII. That morning Sandy contacted the snow removal contractor, Paul Humphrey Construction, and requested he come to clear the roads. She also contacted Ted Ficker for advice on what else should be done. Ted suggested that a road grader from Lazy River be brought into the subdivision to assist in clearing the roads more quickly. Sandy contacted Paul who disagreed. Per the Snow Removal Contract there was no provision to require Paul to bring in heavier equipment.

At approximately 8 pm that evening Sandy received a call from Paul asking why a road grader was in OWWII. Sandy called Cate, who advised she did not know about the road grader either. Paul agreed to go talk with the driver of the road grader. Ted Ficker advised Paul that Jake Keller, OWWII President, had hired the Lazy River road grader (at a cost of \$400) to finish clearing the roads. Paul said he did not think he had the authority to ask Ted to leave but he wanted to make it clear that he, Paul Humphrey Construction, had not hired the road grader.

That evening Ted hit a sewer pod manhole on Wood Duck Dr and moved it approximately two feet. The Sanitary Department advised the sewer pod was 3' off of the road pavement and 3" below the grade of the asphalt. Our snow removal contract only requires that snow be cleared to a width of 20'.

Cate advised that at approximately 7 pm she had driven the roads and they were clear except for Crane and Wood Duck Dr which Paul was still clearing. Doug thanked the Sanitary Dept for keeping the repair bill at a minimum. Chuck Brooks pointed out that the pod is approximately \$10,000 and that normally it would just be replaced. Chuck also advised that the normal billing rate is \$75 per man hour and that he had billed only \$60 per man hour for the repair. Sandy reminded Ted that on numerous occasions this spring in open Board meetings, he had promised to pay the bill once the repair was completed. Ted admitted that the damage was his fault but that he could not pay the billing.

Several homeowners advised the Board to just pay the billing and be done with it. The Board reminded the audience that they had not hired Lazy River to come into the subdivision, that it was the previous Board. Terry Pickering advised that he was against hiring Lazy River because they were not a licensed contractor. It was decided that the Board will pay the Sanitary Dept and then bill Lazy River for the repair.

Dan Pederson veterinary bill: On July 8, 2008 the ditches were sprayed for weeds by Round Butte with a chemical that was not approved for this application. Dan Pederson's two dogs became ill and he filled a complaint with Cascade Management for reimbursement of his

veterinary billing in the amount of \$519.26. Dan was denied reimbursement by Cascade but no record was found where the OWWII Board ever voted on this issue. Dan also filed a complaint with the State of Oregon.

The State of Oregon has now completed their investigation and found that Round Butte had done several things wrong and the official report is on file at the POA office. Unfortunately the timeline of the dogs becoming ill is problematic. The spraying was done on July 8, 2008; the dogs first became ill on Friday July 11, 2008 but were not taken to the vet until July 16, 2008.

Treasurer Report: Several owners expressed concern that they have not been given a report on the Association's finances. Sandy explained that she and John Dunlavy gave full reports at the Annual Meeting and that additional information is not available until the data in the POA computer is brought up to date. She explained that the 04/30/09 Annual Review has been completed and that once it is voted on tonight that she will have it posted on the website within a few days.

Mailboxes: Sandy Joy gave an update on the mailbox project. The CBU's have been installed and the Post Office is in the process of reorganizing all the boxes.

Doug Olsen commented that he had authorized an extra load of gravel because of the height of the concrete at the new mailbox location. He was concerned that water not run into the owner's yard behind the mailboxes so he increased the height of the concrete.

Sandy discussed the process she is going through to determine who is currently renting a mailbox and who has paid a mailbox deposit so that it can be refunded to them. Cascade did not have a complete list of these owners/renters. Today she obtained a list from the US Post Office of who is delivered mail on Tholstrup and hopefully with additional data from the POA computer she will be able to determine who qualifies for this \$35 refund.

Road update: Ted advised that all paving projects in OWWII have been completed. Several owners thanked Ted and the Board for the really nice paving job that was done this year.

Snow removal contracts: Ted has three bids and they will be discussed in open session on Thursday evening, September 24th.

Signage: Ted will take care of correcting the signage in OWWII.

Satterlee Way: There was a lengthy discussion about improving this road. Per our June 13, 2009 meeting an email went to all owners on Satterlee Way asking them if they would be interested in paying a special assessment to pave this road. OWWII would pay for the gravel base and the lots would pay a special assessment equal to the cost of paving, divided by seven lots. Only two owners responded, one with a yes and one with a no.

John & Bev Heimes, owners on Satterlee Way, agreed that it was probably not a good idea to improve the rock base on the road at this time but to wait until spring when additional paving bids could be obtained. Ted also explained a method of holding down dust by applying some type of binder to a gravel road in case the owners decided not to pave in the spring.

It was agreed to do further research on how a special assessment should be handled, get additional bids for paving, and decide this issue in the spring 2010.

Website: There was a discussion about posting information on the website. Cate felt that all postings needed full Board approval. Kace said that Board Members should use their best judgment and if problems arise they could be dealt with at a later date. It was agreed to add: #7 Full Board approval to post financial information.

The Board agreed that the Annual Review that was adopted this evening could be posted immediately and as monthly financial information was approved in the future it would also be added. See attached policy.

Meeting was adjourned at 7:15 pm to Executive Session to discuss hiring office staff.



Doug Olsen, Vice President

10-24-09
approval date

Oregon Water Wonderland Unit II
Property Owner's Association, Unit II, Inc


Policy & Procedures

TITLE: Website

The following policy was developed to give guidance on what can be posted on the OWWII website and the procedure for getting information posted.

- 1) High Mark Media, Jill Berroth, will be responsible for making all postings to the website.
- 2) Approved postings will be made to the website within 5 days of being given to High Mark Media.
- 3) Only Board members have the authority to contact High Mark Media and ask for information to be posted to the website.
- 4) POA Members, with suggestions for website postings, must contact a Board member directly.
- 5) Two Board member signatures must be on a posting before it will be considered approved and be able to be posted.
- 6) The full Board will make decisions on the basic layout and headings on the website.
- 7) Financial information will be approved by the full Board before posting.

On September 22, 2009 (date) at an open Board meeting, the Board of Directors of Oregon Water Wonderland Unit II adopted the above policy.



Doug Olsen, Vice President