

OREGON WATER WONDERLAND UNIT II SANITARY DISTRICT

55841 SWAN RD, BEND OR 97707

www.oww2sd.com

**Meeting Minutes
Board of Directors – Special Joint Meeting
November 21, 2024 - 10:00 a.m.**

Call to Order - Roll Call: Chairman Jerry Preston called the meeting to order at 10:00 a.m. Members present: Michael Roberts, Dan DeHaven, James Teel and Ricky Keller. Members absent; None. **District Employees:** Ellie Davis. **Visitors:** Kent Delaney, Jeff Okamoto, Valarie Reiners, Roxanne Baton and Gary Baton (OWW2 POA).

The purpose of this special meeting was to have a general discussion with all three Oregon Water Wonderland Boards; water, sewer, and property owners. Meetings take place twice annually. Water Wonderland Improvement District was unable to attend today's meeting.

OWW2 POA

Gary provided some updates on items they are facing. Delinquent properties that are not paying their dues and they are strategizing a lien process. Higher debt customers will likely be handled through legal counsel for collection of dues. When it came to dealing with the Wood Duck Ct bridge, an engineering & consulting firm presented a repair but that would likely last a short time or move forward with a complete rebuild. Reserve funds were used to purchase the land for the temporary bridge. The approach to paying for the acquired construction loans would be a one-time special assessment of each property. Once the bridge is complete, the property will likely be sold. A considerable amount of thoughts and ideas were shared on how to proceed. Everything is in place and ready to start construction.

Valerie commented that it was helpful that the POA allowed payments on the special assessment as not everyone in the community has the ability to pay the total up front.

Jeff Okamoto expressed concerns with the POA having a reserve account and when there's a turnover in the board and the possibility of spending reserve funds on anything they wish. The marina and fire evacuation routes were items of topic. He preferred to get a brief update on items where actions have not been taken yet. Just to provide owners with information on matters.

Gary added that it is difficult to get owners to join a board. He has the utmost respect for everyone who is a board member and has got to know everyone on the board, including past board members like Jeff & Kent. Each person brings character and integrity and willingness to do things for the good of the community.

OWW2 Sanitary District

Jerry shared a recent issue with a vacant/short term rental property on the pressure system, have been turning the power off to the pressure pits.

Adjourn: The meeting was adjourned at 11:48 a.m.

Jerry Preston
Board Chairman

2/17/25
Date