

Orcas Highlands Association (OHA) Annual Meeting
June 12, 2010
Location – Emmanuel Episcopal Church, Eastsound

President Jim Hennessey brought the meeting to order at 1:00 p.m. on June 12. He introduced the Board of Directors and announced there would be new duties for each for the next two-year term. Judy Cook will become president, Rollie Sauer will be vice-president, and Duffy King, secretary. Dennie Carter will continue as treasurer, Jim will maintain the OHA map and Lee Goodwin will serve on the Architectural Committee along with Jim. Jim also shared that Rollie has assumed bookkeeping responsibilities for OHA. Thirty-one residents attended the meeting, and each introduced him/herself.

As the first item of business, Jim requested three volunteers who would be willing to edit the meeting minutes. Ron Claybourn. Bob Cook and Madie Murray volunteered.

Year in Summary Presented by Jim Hennessey

- 1) Snow removal – During the winter of 2009-2010, the OHA put Buck Johnson under retainer to guarantee our roads would be plowed during the snowy season. Although no snow fell during the winter months, the retainer will be continued during the winter of 2010-2011.
- 2) Homeowners in arrears – The OHA Board has been aggressively pursuing overdue homeowner assessments and water bills, with some success. On June 1, 2010, overdue accounts totaled \$19,000. That amount had been reduced to \$16,000 as of June 12.
- 3) Speed limit – Homeowners were asked to observe the 15 mph speed limit within the Highlands. If speeding continues, the Board may post more speed limit signs or install speed bumps. George Marks observed that the speed limit on the county road portion of Lindsay Way is 20 mph.
- 4) Dumping of green waste – Homeowners were requested to dispose of green waste properly, either by taking it to the dump or burning it at the burn pile. There have been instances of dumping of limbs and brush along the roadway.
- 5) Old cars – Homeowners were reminded that OHA CCRS exclude unmaintained vehicles from being out in the open.
- 6) Trespassers – The issue of trespassing was discussed. Homeowners were told that, if they became aware of instances of trespass, they should photograph the trespasser and/or his/her vehicle, with the license number so that it can be reported to the sheriff.
- 7) Water and well issues – Jim updated the group regarding Eastsound Sewer & Water District (ESWD) progress with respect to drilling activity within the Highlands.

Water Update

Rollie explained the process by which a potential transition from Washington Water Service to ESWD would occur. Homeowner expressed concern about the potential quality of the water drawn.

Rollie said that the first preliminary test was poor as it was taken under conditions where the water was tumultuous. This injected components that normally would not be there in such quantity. The second preliminary test was very good, and the water technicians felt that subsequent tests would bring even better readings. Another water quality test will be done at the end of a 72-hour pumping period sometime between July and September. The state Department of Ecology requires a volume reading on potential new water sources during the driest season of the year.

Jim Newland is retiring as our HOA meter reader, and is being replaced by Jake Zier. Over the summer the meter reading will be conducted monthly for the purpose of accurately determining the summer water usage in the Highlands.

Firewise

Judy reminded homeowners that the annual Firewise Day will be held Saturday, June 19 from 2:00-4:00 p.m. Fire permits have been secured for both the upper and lower common area burn sites. Pruning and cleaning will be conducted in the upper common area around the water tank. A fire at the burn site in the lower common area will be available that day for homeowners so they can burn green waste. The annual homeowner potluck will be held at 5:00 next to the mailboxes.

Judy also shared that the Washington Department of Natural Resources (DNR) has contacted the OHA and offered to bring its chipper to the community for two days after fire season has finished---probably in October. Homeowners are encouraged to participate with the DNR by bringing their green waste out to the street so it can be chipped. While the DNR visits the Highlands, fire staff would like to make a wildfire presentation to the residents. Information will be forthcoming closer to the date.

The Board is currently identifying resources that will provide the community with a plan for mitigating its common areas with respect to wildfire threat.

Roads

Bea related that the Board would also like to create a plan for maintaining the Highlands rights of way. Currently, Tall Trees, Lindsay and Switchback are the roads that need the most attention. Russ Harvey is scheduled to meet with interested residents on July 10, and will provide his consultation at no cost. Meeting time and place will be posted at the mailboxes. Jackie Daigle requested that Discovery Way be included in the plan. Bea agreed to do that. The goal is to get all the roads into good shape and then develop a maintenance plan to keep them there. This will include sweeping. Each year the road edges are mowed as part of the wildfire mitigation effort, and the sweeping should be done before mowing. Bea is currently locating someone to do the mowing.

Architectural Committee

Lee told the group that no new homes have been proposed for two years, although three garages were applied for and approved (Shimer, Agnew, O'Brien and Minnis).

Budget

In Dennie's absence, Rollie reported that Rick Anda, a local certified public accountant, is reviewing the OHA books. Rollie read his interim report. Anda's final report will be available in a couple of weeks. He noted that the budget sheet distributed to all meeting attendees did not include

water costs, as they are now a pass-through. Bob Cook requested that overdue accounts be shown as such on the budget sheet in the future. Rollie shared that a sequence of actions is now in place to improve the accounts receivables, including liens and the possibility of discontinuing water service to delinquent homeowners.

Jens Kruse asked how many individuals were in arrears. Rollie responded that it was approximately 20% of the homeowners, although most of them were only a few weeks overdue with their accounts. Jim noted that the Board has carefully crafted two letters that are sent to homeowners whose accounts are in arrears with the goal of eliciting prompt payment. He encouraged residents to look at that correspondence. The first letter is sent first class. The second letter is sent certified, return receipt requested. A request was made to post examples of the crafted letters on the OHA website for interested association members.

Sheridan Johnston asked the Board to inform residents regarding progress in collecting old accounts, and suggested that the information could be included in the quarterly newsletter. Ron Ambler wondered why state and local taxes were assessed.

Harvey Aldort moved that the budget be adopted as printed. The motion was seconded by Ed Wilson and passed.

Highlands Map

Jim reminded all at the meeting to contact him with corrections to the Highlands map. Philip Turner offered his assistance if the Board wished to put the map into AutoCad.

Ed Wilson moved and Jens Kruse seconded that the meeting be adjourned. The motion was passed and the meeting adjourned at 2:50 p.m.