

April 23, 2013

## Orcas Highlands Association Board Meeting

**PRESENT:** Connie Luerkens, Judy Cook, Ron Claybourn, Bea vonTobel, Denny Carter, Duffy King, Carl Capdeville, and Lee on the phone

Judy called the meeting together at 7:15

**BURN PILE:** Judy discussed the burn area near the mail boxes. She noted that some individuals are leaving burn debris at the burn pile and not burning it. Bea noted that it may be someone who is working for someone else and doesn't know that one must burn what one brings. However, the burn pile is not a dump. Judy suggested that we could use the debris for the fire-hose training day and we would then have a "real fire" to put out. Judy also said that she'd write an addenda to the current OHA newsletter addressing the rules for the burn pile.

**WATER:** Carl talked extensively about the water system. He explained the present situation at the Naumann property. The supply line was dug up and found not to leak. The "guts" to two of her toilets were replaced and that seemed to stop the leak, as he went back to her property and turned on the water valve and the needle didn't move. Her reading is now about 880 to 900. Judy said that we got money from kids at the Christian School to pay Naumann's entire debt. The association will send a card to thank them.

Regarding the leak on Highlands Drive, Carl said that it was hard to determine the location even after digging up 30 feet of line. He thought that the leak was another 15 feet into the woods among the alders. He thought about removing some trees but determined it less expensive to put in a new line.

Carl was getting calls from the people on Tall Trees about the loss of pressure. The PRV had failed. He replaced it and set the pressure at 60 lbs.

Regarding the Mirada tank over-flowing - Carl thought at first that the float switch wasn't working, but found out that the wiring and solenoid needed to be replaced. It now should last another 15-20 years.

Carl said that he intends to get the map of the water system finished and present it to the Board in June. Ron noted the GPS locations on the map. Carl said that he'll do some line flushing in June. Judy suggested that there be a meeting of the Water Committee.

Ron talked about transferring the water system and management to Washington Water Service (WWS) and distributed a sheet comparing costs. Lee asked what WWS would charge us to maintain our system. Ron said that he only brought this up to see if there was any support on the Board. He also said that if we researched this and if it then looked like it was beneficial to the homeowners, we could have the homeowners consider this option. Lee noted that fire safety is a worry and, if we sold/gave the system away, then our water could be used by others during a wildfire emergency. Denny said that we should at least investigate this option. Judy

gave a synopsis of what happened the last time the Highlands Association considered going with WWS. Ron said we are in the information-gathering stage. Bea said she wants to be sure we have “our eyes open” and keep the homeowners’ desires in mind if we go into this. She also asked how we intend to divorce ourselves from Eastsound Sewer & Water District should a change in our relationship with WWS be found to be desirable.

Judy said that our Annual Meeting is the 8<sup>th</sup> of June and asked if we wanted to have another board meeting prior. It was set for Wednesday, June 5<sup>th</sup> at Judy’s.

Carl left the meeting

**BUDGET:** Denny said that that we could use some monies from the Water Fund to offset some of the costs OHA incurred for maintenance/improvements during the past year. Denny presented the Treasurer’s report. Bea moved to accept the report and Connie seconded.

Judy said that the Burkes asked if we could set up an electronic payment option for the Highlands and Denny said that he’d look into it.

**ROADS:** Bea said that her only input on roads was complaints from Harvey Aldort about the lack of repairs to the roads for damage done during the Turnoy’s construction.

**TRANSIENT RENTALS:** Judy brought up the issue of transient rentals (TRs) in the Highlands. The Shimers’ request for a TR permit was the 4<sup>th</sup> in the past 3 years. She noted that having increasing numbers of them could have a negative effect on the neighborhood. She said that she, Bea, and Jim went to the County Planning Department hearing and registered OHA’s opposition to the Shimers’ request but added that the County has a history of approving them. We need to agree on how we are going to approach the TR issue here in the Highlands. Bea said that TRs were originally a way for those without great means to supplement their income during the summer months. Motivation for TRs has changed over the years, and owners of TRs now tend to be people with no investment in the community. Bea also noted that most TRs are active during wildfire season, posing an increased public safety risk for permanent residents. Lee wondered whether we could establish a TR rule for our community in order to avoid having to completely change the CC&Rs. Judy suggested the Board continue the discussion at its next meeting.

**BOARD RENEWALS:** Both Ron and Connie have agreed to serve on the Board for three more years.

Judy said that she’ll be gone in winter so we should be looking for new members for the board who are here all year. She suggested Stewart Mehlmans on Mirada Lane.

**FIRE HOSE TRAINING:** Judy will get the fire hose for the burn pile. She also said it people continue to leave debris and not burn it we may need to close the burn pile.

**MISCELLANEOUS:** Two more things were brought up by Judy that were suggested to her by Jim Hennessey. Jim is interested in finding out if Rosario will give us a discount at the spa/pool. He

will talk with Christopher Peacock to see if anything can be arranged. Jim also suggested holding a "boot sale" (sale from the trunk of your car) at the mailboxes sometime during the summer. After some discussion, Judy said we could schedule a boot sale for late this summer.

Judy also said that the Board will again have a summer wine and cheese party for new Highlands residents who attend the annual meeting and suggested the Board aim for a Saturday in August. She'll send out an email on that.

Judy talked about the OHA website and said that Maddy is ready to let go of it.

Bea moved to adjourn and Ron seconded. All agreed.

Submitted by Duffy King, Secretary