

ORCAS HIGHLANDS ASSOCIATION BOARD OF DIRECTORS MEETING

MINUTES

MEETING OF JANUARY 23, 2006

First order of Business before the meeting officially began was to discuss the wonderful new Web Site voluntarily constructed by resident Madie Murray. The site is not completed, but what is put together so far is beautiful and informative. Editing, more content and photographs will continue until complete. Thank you very much, Madie, and BOD member Judith Cook who is coordinating the web site development with Madie.

The meeting officially opened at 6:45 PM with all members present. The minutes of the November BOD meeting were distributed to all members. Bea moved to adopt the minutes as written, Judith seconded the motion; all members approved.

Judith Cook reported on her referral to the Fire Marshall regarding a home in the Highlands (reference 401 Lindsay Drive and in Minutes of BOD 11-06). The Fire Marshall was contacted due to the fire hazard caused by the way in which the electricity has been routed and rerouted. Judith was told by the Fire Marshall that since the house has been divided into three separate rented units, it is now an issue for the Planning Department due to the fact that it is now considered an apartment. Judith sent a letter to the Planning Department and is waiting a reply. Judith will stay on top of this issue.

Treasurers Report: Dennie first reported that a new bookkeeper has been hired to replace Sue Carroll. Suzie Duncan will be our new person which is great because she is qualified and is a resident of the Highlands. Welcome, Suzie Our current balance is \$66 thousand dollars. Bea reminded us that we need to set aside at least \$2200.00 to have our water tanks cleaned.

Bea asked the members of the Board to state any ideas for necessary projects to complete in 2006. All members agreed that the next project should be repair of Discovery Way from Lindsay to Mirada Lane. Tall Trees Trail which is ongoing, will also be completed.

Water Report: Carl has reported that we need to clean the inside of our water storage tanks.

Road Report: Gilbert reported concern about the tremendous damage that has been done to the roads as a result of the multitudinous numbers of trips with heavy equipment both delivering several hundred loads of landfill and many, many trips with equipment itself. The former Berringer property has been the cause of some damage due to similar circumstances. All new homes constructed in the Highlands are charged a percentage of the building permit fee as a one time charge which is to be used to help defray costs with maintaining roads. The concern with the Minnis property (above) is that the fee will not

be enough to repair the amount of damage done by their fill deliveries. The board discussed this issue at length and had difficulty resolving as the solution is difficult. In the case of the Minnis property, the BOD decided to contact the owners and ask them if they will be willing to help with road repairs in addition to his normal fee.

Later, it was suggested that a higher fee, or percentage of the building permit fee would be increased if the homeowner's site will require fill in excess of 100 yards. The permit would state the amount of fill and the percentage fee for road repair would be increased relative to the amount of fill.

Water Report: George reported that the Health Department has stated some issued to which we need to respond. First of all, we (OHA) owns the distribution system for Otter's Lair, yet we don't actually supply their water. Otter's Lair receives their water from Rosario directly. This is a confusing point because there is no monitoring system for the water in Otter's Lair. This issue is yet to be resolved. Bea suggested that she will draft a letter inviting the inspector to review the issue.

The Health Dept. has stated that we are supposed to be monitoring our water system daily. This needs to be done by someone who lives at the end of the system. George has made a contact and hopes that this person will agree to be the "daily water monitor". This issue will be resolved asap, states George.

George continued with a list of further repairs and treatments to our water system. These include washing and repairing of both small tanks and replacing caulking on the upper tank. There were other items which need attention and these will be submitted to Carl so that he can coordinate the repairs. Finally, a survey of water usage needs to be completed by each homeowner/resident by April 15, 2006. These surveys will be mailed with the next quarterly billing.

The website will require a monthly fee from the association and this item needs to be put on the 2006 budget.

Bylaws, CC&R Considerations and Survey Evaluation: Discussion was held in response to the surveys that were submitted this month. Judith stated that we learned a lot about what concerns the homeowner's in our Association have and what direction they care to take in the future in the Highlands.

Judith reported by tabulation (numbers) the results of the first three survey questions. The initial two questions were related to the CC&R's a) include a line item to cover the cost of reworking our current CC&R's and b) amend the CC&R's to state that future transient rentals will be prohibited. Neither a) nor b) were answered positively with a majority. The third issue, regarding the future of a levy or assessment on homeowners who possess transient rentals to help defray costs to the association, was met with a majority of yes answers. The BOD is now charged with the responsibility of how this assessment may take place. Lee suggested that we look at other HOA's to see if there is a precedent for such an assessment. Further discussion was held as to the assessment and

whether or not we should go forward. Lee will talk with an attorney. Lee will also discuss with the attorney the question of power—that is what power do we as Board members have to deal with homeowners or residents who are in violation of our CC&R's.

Diane brought up the question of the purpose of the assessment—if it is punitive, then there is no way to come up with an amount—if it is to help with excessive water usage, then we might be better off charging an additional fee to any property using water in excess of a suggested amount. This discussion was tabled until a future meeting.

Judith reported her compilation of issues of specific concern to OHA survey respondents.

1. Dog/pet problems (barking, loose, etc.) Response—Talk with your pet owning neighbor. Discussion continued regarding the many, many other issues brought up by individual residents. Each resident needs to be heard and respected, however the board agreed that it is not our responsibility to personally or as a group respond to or deal with each issue. The response to residents' concerns shall be to talk with your neighbors about their pets, or about their lights, or their loud music, or their cars, or whatever is bothering them. Bea suggested that we state the above and add, if the direct contact does not meet with a satisfactory result, please contact your Board as we are your line of defense and support.

Francie suggested that the compiled results from the survey be sent out to all residents so that we all are aware of neighborhood concerns and take some responsibility for alleviating the problem. Bea and Judith (who have both compiled results) agreed.

Bea handed out copies of upcoming seminars sponsored by WSCAI—it is suggested that any one of us should attend any of these seminars in which we are interested.

Architectural Review Committee: Diane brought up the issue of a home in the Highlands where a house is being fully remodeled...the owners have a permit for the remodel and do we, therefore, collect a percentage of the building permit? To be consistent, the answer is clearly, yes.

Bea is proceeding with the map Update.

Judith reported that we are going to be receiving an award from the State for our excellent fire mitigation work.

Meeting was unofficially adjourned at 9:15Pm as a result of “Buns Law” (for those who are uninformed about this law—remember that the brain can only absorb as much as the buns can tolerate.)

Francie -1-23-06