

June 8th, 2013

OHA Homeowner meeting at OPALCO

Judy called the meeting to order at 1:35

The board members introduced themselves to those present. And Judy asked those present to introduce themselves and give their address.

Judy said that during this meeting Bea would be acting as parliamentarian.

Judy asked for three volunteers to review the minutes from this meeting. The volunteers are Peter Bohr, Jacky Daigle, and David Tournoy. She also mentioned that we will be expanding the board by one person if they are confirmed at this meeting. Ron and Connie will be staying on the board for the next term.

Judy gave an overview of what we do as a board. The most important duty is manage the water system. She said that today Carl will address what is going on with the system. She also said that we continue assessing other options for management of our water system. We do have a 7 member water committee reviewing the system and making sure that the system works at its very best.

Judy said that another issue is Transient Rentals in the community. It changes the flavor.

Judy said that the accounts receivable balance is now down to \$1285 and that the board has been working hard to get this done.

We now have a new parking policy at the request of the Fire Dept. We don't want cars parking on the roads blocking emergency vehicles as we had an exciting experience last summer with this.

Judy thanked **Madie** Murray for redesigning the HOA website.

Although Jim has not finalized the map of the area so please make any appropriate changes. This is also used as an emergency map and we are creating 3 resource people one for each tier of the level of the Highlands. They are Brian Ehrmantrout for the upper level, Kevin O'Brien for the middle level, and Connie **Luerkens** for the lowest level. They will each be listed on the map so we all will have a contact person in case of emergency.

Judy said that there are a couple of group activities coming up, Fire-wise cleanup and burn, and a boot sale. The boot sale is much like a garage sale but the items are sold from the trunk (boot) of our cars. This will take place in the mailbox area. It will take place August 18 from 2 'til 5. We'll try this and see how it goes.

Judy next asked to entertain a nomination for our additional board member, Stewart **Mehlman**. Stewart gave a talk about his background and said that he retired from a Fortune 500 company, that he has some technical understanding, and some business understanding. He has owned a

business and been on boards in the past. Susie Ward nominated Stewart and there were not opposed. James Wolf said that we should vote by a show of hands since there is only one vote per property. That was done and there were none opposed.

Judy then introduced Denny to talk about the Budget. Denny said that he has been treasurer for a long time and that he appreciates the help that is given to him. The budget format will be familiar to all. He said that the cash flow is interesting as we pay the HOA water bill monthly but bill the individual users quarterly. Harvey asked if the \$86,782.00 noted is in the bank. Denny said no. Jackie asked about line **Aldort** 24, and why is the maintenance for the water system so high. Denny explained that it is due to a major repair that was made to the system. Rollie asked about lines 19 & 20, and if we are charging the homeowners twice what the cost of the water is to the association. Denny said that would be a simplification as we will likely be \$4,000.00 in the hole by the end of June. Harvey said that he has always lobbied for higher water fees.

Judy said that the board decided to handle the roads and water the way we have done it in the past. Jackie said that if we have a \$4,000.00 short-fall, where will that come from? Denny said that we can take it from the Operations Account or the Reserves. He also mentioned that is was an anomaly and Carl will clarify this in his presentation.

Next Judy said that Carl will be talking about the maintenance and repairs of the Water System. She said that we would like a vote on accepting the budget. Peter Bohr made the motion to vote on the budget but Arthur Winer said that he wants to hear other reports before voting on the budget. Peter withdrew his motion so we could proceed to the other reports.

Carl introduced himself to those present. He gave some of his history. And said that he has been with our water system for 20 years and this is the best run board he's ever worked with. He then showed the map where he has outlined the water system. He mentioned that the system is old and was installed in the late 60's or early 70's. He talked about the major leak we had on Highlands Drive and that 3 sections of pipe were replaced. It is an old line and was in the alders off the road so the new line was moved to the road and out of the alder grove. He said that one part of that line was "electrical conduit". He said that there are a few areas in the system that we will watch and review for future work to improve the system. He talked about the repair on Tall Trees where there was a failure of a PRV valve. He noted that there are no "As Builts" from when the system was originally installed but we are making improvements and trying to keep costs as low as possible. Harvey suggested that we replace the entire system. Carl said that the cost of that would be 2 to 3 million. Arthur asked about the repair on Lindsay Drive. Carl said yes, and that due to the topography, the pressure is different in the different areas of the Highlands. The main lines are set at 70 LBS. There were 2 valves replaced on Lindsay. He also said that we belong to Evergreen Rural Water and that they come out and check the system for leaks. He said that the next project is to put a meter in the line on the O'Brien's property.

Jackie asked if we have a rule like the one in Rosario to have a “back flow preventer”. Carl said that it was a state-wide regulation that we are not living up to but we are satisfying the law with our Check-valve in the meter. Carl said that he’ll talk to Roy at Washington Water about the requirement for “back flow” check. Harvey asked if we are installing more meters. Carl said yes. He also said that maintenance is forever. He said that the “kid” said that the upper tank is flaking and that we may be installing a bladder that could cost about \$15,000.00 as opposed to installing a new tank at about \$2.50 per gal. There will be a water committee in about a week. Judy interjected that we only have the room until 3:00. Carl said that he brought free dye pills for toilets for everyone to take some. Jackie said that she compared what she pays for water here to what she’d pay in Rosario. Rollie said that he would like Washington Water to take over our system. Judy said that the water committee will investigate that option. Ron Ambler seconded Rollie’s suggestion about Washington Water. Ron said that the system is a liability and not an asset and that Rosario is paying for water right to their doors. Lee said that is a good point and that we last asked Washington Water about 5 years ago if they were interested in taking over our system and if they would charge us extra for any repairs to fix the system, and that the board then decided that we didn’t want to do that. He said that the main thing is that we have our own delivery system. Lee then showed on the map where the water enters our system. He said that we intend to talk to Washington Water in the next few months. He mentioned that we could lose control of our tanks if W W took over the system. Harvey said we need 3 hour meetings. Susan Kunk seconded and the motion carried. Jackie asked if we have to wait a year to know what the water committee is finding out. Arthur suggested that we have several meeting a year. Donna Burke asked how we decide thing during the year. Judy said by email. Things do not happen overnight. She mentioned that we are still members of Eastsound Water and Sewer and we need to see if it is possible to get and “divorce”. We also have to find out what W W’s intentions are.

Judy then introduced Bea to discuss the roads. Bea said that in the last couple of years we did Highlands Dr. at the cost of \$68,000. The road plan is twofold. She does have bags of cold-patch available for homeowners to use. Harvey suggested that the road assessment be increased from \$60.00 per quarter to \$100.00. Bea said that road cost about \$1.28 per linear foot. Harvey withdraws his suggestion. Geri Tournoy suggested a mirror be installed at the blind curve on Discovery Circle. Bea said that historically we can afford to do major road work every 2 years. Harvey motioned that road fees be increased by \$25 per quarter but there was no second.

Judy called for a vote on the budget and passed with one opposed.

Judy said that we have 2 more items to discuss, Firewise Day. Connie said that it is fun and that it’ll take place June 25th. Take burn debris down before noon. Judy mentioned that we are one of **nearly 1,000** firewise communities in the US and that we have a \$3,000.00 firewise budget. We bought the firehose this year, **among other things**. The burn pile is to reduce fuel in the

community. Connie said the each person is required to burn what they bring. Judy said that owners should tell tenants this.

Judy said that the next issue is Transient Rentals. We did learn that Vusario and Buck Mt have limits on them. As it is we have red dots on the map for transient rentals and yellow dots for full time rentals. About 20% of our properties are transient rentals. She said that we may use "survey monkey" to learn about thoughts on this and other items to get an idea of what the group wants. Lee said that it was about 1983 when we got our CC&R's. It is very difficult to alter them.. Harvey said that transient rentals are not a problem in his opinion. Peter Bohr asked out the possibility of additional cost for properties with transient rentals. Judy said that we don't know but we are looking at it.

Judy said that we mow the sides of roads to reduce fire danger.

Jackie said that Youngrens pay for roads but are not a part of the association. She also wants another sign to remind people of speed limits. Ron said that people speed in both directions. Perhaps we need speed bumps. Bea said that emergency vehicles don't like speed bumps.

? motioned to adjourn, Susie Ward seconded. Arthur said that the board is much appreciated. And the motion passed to adjourn.

Submitted by Duffy King, Secretary.