

Orcas Highlands Association (OHA) Board Meeting
October 25, 2012
7:00 p.m.
Location – Judy Cook’s home

Present

Judy Cook
Lee Goodwin
Dennie Carter
Bea vonTobel
Ron Clayborne
Connie Luerkens
Carl Capdeville
Harvey Aldort

Public Access Time – Harvey Aldort

Harvey advocated the concept of searching for funding to do water and roads projects so that all maintenance could be completed at the earliest possible date. He felt that, at the OHA annual meeting, the mood of the crowd was to create larger/long-term assessments that the association would pay back over time. He observed that the Board has a history of conservative fiduciary functions. The Board has preferred the practice of accumulating funds for a water or road project and completing the project with those funds.

Harvey urged the board to itemize its needs, price them out and get a bid. This information could be presented at the annual meeting for a vote of the membership. If it is passed, the repairs could be done quickly.

Water

Carl Capdeville updated the Board concerning the water system. He reported that the valve installation is complete on Highlands Drive and Lindsay Way. Using the new system, he was able to ascertain that a large leak exists in the mainline (1,000 gallons/day) somewhere between the Inch and Wilt residences. He is scheduled to pinpoint the leak the first weekend in November, assuming rains do not prevent it, so that it can be repaired quickly. He reiterated that it is important to finish the valve installation in the rest of the Highlands. Once the valve installation is complete, Carl recommends that the OHA hire an engineer to determine the cost and feasibility of the upcoming priorities in the Highlands.

Water line replacement priorities in the Highlands include. They include areas along Colorado Boulevard, between from Kirbys to Cooks (Lindsay to Switchback), from Morris to O’Brien (along Lindsay Way), along Tall Trees Trail up the hill from Eastman to Turner. In Otters Lair (OL), lines are aging between the water main coming in from Rosario and Red Wing Lane.

Carl is going to investigate the second meter that was found on the Coe property and will lock it off. He will also lock off the meter on the Robertson property near the Agnews. He is checking to see if

Zier would like his second meter locked as well. Carl will purchase several locks with the same combination so the Board will be able to use them, as necessary.

The upper tank is cleaned but needs internal repairs during the summer of 2013 at a cost of approximately \$1,600 for cleaning and \$5,000 for internal repair. A non-toxic substance will be applied with a caulking tube, and then troweled.

Carl Silvernail was unable to attend the meeting, but requested by e-mail that the Board consider removing the \$40 water assessment fee imposed with the September 2012 bill from OL. His opinion was that most of the maintenance occurs in the Highlands and that OL is being asked to shoulder a disproportionate burden of the maintenance. Carl's request was discussed and the Board voted to leave the \$40 water assessment in place for both OHA and OL. The opinion of the Board was that the fee is fair for all for maintenance and upkeep. Water samples must be taken in OL as well even though the sample comes directly from Washington Water Service---who has control over the quality of the water at that point. Judy will notify Carl of the Board's decision.

Minutes from June 27 Board Meeting

The minutes from the June 27 Board meeting are currently inaccessible, lost in a computer crash.

Treasurer's Report

Dennie presented the Treasurer's report and explained the formulae used. Lee asked him to help him understand how the water bill was reconciled to the amount billed OHA property owners.

Roads

Bea will be scheduling the Highlands roads for sweeping after the leaves have fallen. She will, in response to Harvey's suggestion, study the condition of our roads and prioritize them for rebuilding/repair.

Map

Ron shared a new enlargement of the Highlands map with the Board. He is eagerly anticipating spring when he will, with Carl, GPS the community to locate water lines, valves, etc.

Trees Along Roadway

Lee suggested that hazard trees and overhanging branches be identified and removed along the Highlands roadways in an effort to avoid falling debris during winter storms. Judy and Bea will mark Discovery Way and contact any property owners who may be involved for comment. We will see if Bob Berdan is available to do the cutting and chipping of the debris.

Trash Pickup

The Board discussed Kristen Wilson's suggestion of creating a common trash pickup area in the Highlands when garbage collection is instituted on the island. The Board was of the opinion that a common area would create too many problems of misuse and debris and decided against the idea. Judy will notify Kristen of that decision.

CCRs to Realtors

The Board will ask Duffy King (who is currently out of the country) to e-mail the link to the OHA website to the realtor association so that all realtors will have ready access to our CCRs.

Fire Hose Training

Fire hose training has been postponed until the spring of 2013 to better accommodate Kevin O'Brien's very busy schedule.

Emergency Plan

The Board expressed strong interest in creating an emergency plan for homeowners that could be used during a wildfire. A committee will create a draft plan and request input from the fire department. The concept of identifying safe houses was discussed.

Point People

Judy will be out of state from December 11 until late March. During her absence, Board members will assume the following responsibilities:

Snow removal (Norm Flint) – Bea

Water – Carl

Billing – Ann Lister

Mailing of invoices – Connie Luerkens

Newsletter – Judy will provide draft to Bea in early December. Bea will add any information that may come up during that month and forward the newsletter to Office Cupboard

Liens – Judy will ensure that all liens are current on December 1

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Bea vonTobel