

# *Agenda*

**March 20, 2018, 7-9 PM PST**

**Location – Marcia West’s Home – 1172 Discovery Way**

**BOARD OF DIRECTORS MEETING ORCAS HIGHLANDS ASSOCIATION**

**MEETING CALL-IN INSTRUCTIONS:**

**Dial: (641) 715-3287**

**Enter Access Code: 420471#**

**PURPOSE: To conduct a regular session of business of the Association.**

*Roll Call: David Turnoy, Marcia West, Dennie Carter, Lee Goodwin, Jens Kruse, Steve Whicher, Bob Wyatt, Water Committee Chair: Ron Claybourn, Policy Committee: Chris Graham*

**I. Call to Order: Meeting to order at 7:07.**

**II. Minutes of OHA BOD meeting dated 2/20/2018**

*MOTION: To approve the meeting minutes as submitted, approved.*

**III. Financial Report**

**A.** Current Balance is almost \$239,000. A/R status: Marcia mailed out second notices. Brewer has paid \$1,500, hopes to pay balance next month. Kobayashi will be paying this week. Naumann sent a \$100 check that bounced. Oseth put check in mail, need to track down Roach, picked up check from Zier.

**B.** Budget setup for next year – Do we prepare two budgets for annual meeting? We aren’t sure when Washington Water deal will be done. Dennie is thinking we need two drafts, we present the budget at the annual meeting and it is approved unless more than half the membership rejects it, they have a certain period to reject it. We adopt it before we mail it out, which we have 30 days to do. We will have to adopt the budget at our April meeting to get it out in time for the annual meeting.

**C.** Review repair bill for damage to homeowner by work on main line and meter: Berto and Hugh’s home plumbing was greatly damaged largely due to negligence of Carl, one of our lines on Lindsay had broken, it stood open for several days but got gunk in it. The meter stopped working, Carl took it apart, failed to protect the entrance to the pipe, the gunk got into the house, plumber was called to fix. Carl came again and took apart the meter again and once again didn’t cover or flush the pipe, same result, new bidet seat needed. The meter failed again, Carl came to take it apart again, Marcia stayed four hours to supervise and made Carl cover the pipe, it is now back in order. Cost so far is close to \$2,000. Do we go back to Carl for recovery? He seems to have developed an attitude because we are selling the system, he was rude to the customer. Ron had a similar incident with Carl a couple of years ago, Ron suggests we make some kind of adjustment with him. Steve suggests we find out what his deductible is, we could be open to splitting the cost with him.

**IV. Committee Reports**

**A. Water – Update Status**

- Schedule for membership notification and presentation: Ron hasn’t heard from WW for almost a month, he will contact them later this week, including letting them know of our upcoming membership meeting and wanting to respect the nondisclosure agreement but needing to inform our members. We may want to use the April newsletter to notify the members of the impending deal. As soon as Ron knows something, he will let Marcia know. There were some caveats in our LOI, it may be taking a while to get it through their legal department. Ron says we can set up a presentation for April or May, but recommends that we wait until we have certainty about the deal. Marcia says we could have the presentation at the annual meeting. We will need to send out a letter to the membership explaining the sale and the reasons: lower cost, less liability, safety, infrastructure liability, less work for board, better service, almost \$200,000 to our coffers, reduce our insurance policy payment.

# *Agenda*

**July 25, 2017, 7-9 PM PST**

- Update of easements and any needed documentation for WWS: Ron has had Bob Wilson of San Juan Surveying do some surveying of easements, he is in touch with Paul Risso of Washington Water. Ron contacted the county again for documentation on a deal between Gil Geiser and the county.
- Update and discussion of Eastsound Sewer and Water District MOU – next steps: ESWD has no problem with us selling our water system. But if someone complains about the wellhead, OHA will have to decommission the wellhead, though does not affect our sale. Lee says we need to inform WW about the two wellheads, Marcia asked why they would need to know about this, Lee says we just want to be completely open and transparent. Ron says he can send relevant documents to WW. It can cost \$10,000 to decommission a well. Marcia doesn't want us to muddy the water, Ron will just send them documents, if they want to pursue it, we will act accordingly.
- B.** Road – Update Status: Island Ex is done with most of the patching, they will finish up within the next two weeks. Spots that still need work: in front of Lee, back of Discovery Circle, dip right near patch just made on Discovery Circle between Turnoy and Whicher.
  - Next phase of roadway preparation
  - Estimate for Island Ex prep work: Within the next two weeks, Paul will be up to give us an estimate.
- C.** Firewise & Emergency Notification
  - Spring cleanup – May 26<sup>th</sup> Contact David Stevens about renting his flatbed. We will look to have the party later in the summer and celebrate deal with WW.
  - Question from member regarding alternate evacuation route
- D.** Architectural Review
  - Update - Reviews upcoming – Perry (May 8<sup>th</sup>, RV approval expires): No plans yet, no permit requested. Steve says that county is way behind on doing permits, 9 to 12 week wait. Working with Chuck Cooper on getting his building permit copy.
- E.** Nomination
  - Slate for 2018 – 2019 continuing board members: All will serve out their term except perhaps Steve. Jens will draft a recruitment letter for the April newsletter mailing. We would like to re-stagger the terms.
  - Vacancies and term rotation
- F.** Insurance Renewal Update: Lee says everything is OK. We will probably be able to change our coverage once we no longer own the water system, which will save us money.

## ***V. New Business***

- A.** Annual Meeting Date and Location: June 9, will try for the Firehall.
- B.** Items for April newsletter: Send those soon.
- C.** We have an engagement letter to process for the coming year for another audit. Question of whether we want to use the same auditor. Moved and approved to renew with Vandal for one more year.

## ***VI. Date and time for next Board of Director meeting:*** Monday, April 23.

### ***ADJOURNMENT***

**There being no further business, the meeting was adjourned: 8:45.**