

Agenda

May 24, 2018, 7-9 PM PST

Location – David Turnoy's Home

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, Harvey Aldort, Dennie Carter, Lee Goodwin, Jens Kruse, Brian Ehrmantraut (not present), Bob Wyatt (not present), Water Committee Chair: Ron Claybourn (not present), AC Committee: David Selwyn

I. Call to Order: Meeting to order at 7:16.

II. Minutes of OHA BOD meeting dated 4/23/2018

MOTION: To approve the meeting minutes as submitted; approved.

III. Financial Report

A. Current Balance, A/R status: Accounts receivable has dropped from \$19,000 to \$7,300. When we turn over to WWSC, they won't take our accounts receivable, we have to collect that ourselves. Three accounts are over \$1,000 each. We will need to put liens on these before we turn it over.

B. Review Budget mailing for annual meeting

IV. Committee Reports

A. Water – Update Status

- Update of easements and any needed documentation for WWS
- WSC APA update: looks like we are still on track for agreement to go through soon. Letter of intent expires May 31. We have had a survey of the small tank done, and they are doing the big one. Question if back flow inspections needed, Laura can do this, but WWSC may need to do this for Dept of Health.
- Status of Carl completing all identified repairs for the system, he has a number of small things to complete. Ron has extra meters but that size may not work.
- We will need water from the pumphouse to do our burning, we will need a meter there, need to talk to WWSC about this.
- Question of working together with WWSC and OPALCO to do fiber; perhaps form a committee. People interested in being on the committee include Ron Claybourn, Bob Wyatt, and Arthur and/or Judy Winer.
- Question of what to do with money in water fund.
- Some of us are experiencing air in the water.

B. Road – Update Status

- Dates for Doolittle paving: will start between June 5 and 14, David will meet with him the evening of June 4.
- Extension of the culvert at the driveway to the pumphouse – contact SJ Co. David will contact county.

C. Firewise & Emergency Notification

- Review plans for Saturday's cleanup – truck, fire crew
- We may need to have a sign at the burn pile, keep it locked.
- Authorize new hoses for fire / pump hose – major leaking. We voted for Brian to procure nonleaking fire hoses.
- Question from member regarding alternate evacuation route; will be addressed at annual meeting, Brian will present on that.

Agenda

July 25, 2017, 7-9 PM PST

D. Architectural Review

- Update - Reviews upcoming – Perry: Letter was sent, got his attention, Marcia conversed with him and got plans from him with elevations, but no site plan yet. He is planning to move the trailer as soon as he makes his house habitable, which he estimates will be the end of October. He did tell Marcia, though, that if we insist on him moving the trailer, he will do so. If we make him move it, he will have to pay more and take longer to finish his house. Question of how to deal with this to compel removal. Harvey wants to charge him rent, but that is not the consensus of the board. We should talk to attorney Leahy as to next step. Ask how we can enforce our CCR. Any member can sue Perry for violation. Harvey offers to talk to Perry unofficially, should run that by Leahy. Lee suggests allowing Perry to park near the water tank, but this was not agreed to, members may complain about that. Lee will talk with Leahy to see what to do next.
- Vis: He wants to put up a woodshed and garden shed. They are below the 200 foot minimum. But he doesn't have a big enough house. Harvey says it may be illegal to have more than one storage building on a property. We need to tell Vis that we can't approve his structures because his house is in violation of our CCRs. Lee will take care of it.
- Question if Cooper has been billed his fee, Lee will take care of it.

E. Nomination

- Slate for 2018 – 2019 continuing board members: We have Lee willing to serve again. Down the road David Selwyn, now on ACC, may be willing to join the board.
- Do we mail out ballots? Shouldn't be necessary.
- Talk about everyone taking their turn at annual meeting.

F. Insurance Renewal Update – master policy: We are waiting for final invoice.

G. Welcome Committee: Carol Owen and Rebekah Selwyn are on this committee. David S suggests we bring tenants up to speed on rules of the neighborhood. The owner of the property should be responsible for their tenants knowing the rules. David will talk to Rebekah about this.

V. *New Business*

A. Preparation for annual meeting: Send out advance agenda. Send topics to cover at meeting. At the end of the meeting, we will decide if we need a July meeting.

B. Scotch Broom: Arthur Winer will identify lots with it, we will notify them to take care of it.

VI. *Date and time for next Board of Director meeting:* At the end of the annual meeting, we will decide if we need a July meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:00.