

Agenda 19 September 2017 7-9 PM PST Location – Jen Kruse’s Home - #32 Miranda Lane
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, Brian Ehrmantraut, Steve Whicher, Bob Wyatt, Water Committee Chair: Ron Claybourn. Others present: David and Rebekah Selwyn.

I. Call to Order: Meeting called to order at 7:12.

II. Minutes of OHA BOD meeting dated 7/25/2017 MOTION: To approve the meeting minutes as submitted. Approved.

III. Financial Report: Dennie handed out year-end reports for 2016-17. We paid two insurance payments in same year because last year’s was late but this year’s was on time. This plus legal fees led to a net loss. Reason for legal fees overage was the proposed house for lot 65 matter plus revising the CCRs resulting from this. \$10,000 is being moved from Operations and \$7,836.50 from Reserve to move to Capital Improvements to pay to pay \$17,836 total cost of new mailbox stand. A lot of water has been purchased due to leaks.

A. Current Balance, budget status, upcoming expenses: Marcia has sent out extra statements to those who have not yet paid their first bill this year. Discussion about raising the late fees for people who don’t pay on time. We will take this up again next meeting.

B. Update on Audit: We have submitted materials to CPA, last audit was in 2008, bylaws call for an annual audit, should at least be one when a new bookkeeper takes over.

C. Update on Banking and Credit Card account authorizations: David needs to stop in at bank to sign when back.

IV. Committee Reports

A. Water • Update on WWS application: Ron’s email follows:

- 1) My last communication with Scott Bailey, GM of WWSC, on 9/8/17 was that their VP of Regulatory affairs will give one final review of what was submitted with the due diligence documents, and then WWSC is expected to send a Letter of Interest. Scott then advocated that a meeting be held to discuss the benefits and cost savings Washington Water can provide (If interested).
- 2) Carl has been in contact with Victor Stoltz, who purchased the Harlan Horner property in Otter's Lair, to discuss the water line installation from Ivy Lane to the property.
- 3) Tomorrow Carl plans to accompany meter monitoring backup Laura Zybis for up to four hours and will conduct an overview of the OHA and Otter's Lair water systems so she can be available as his backup when he is absent. She used to work with Bob Egan.

4) The replacement of the Cohn water line on Colorado Blvd will be scheduled after Carl completes a hydraulic repair on his tractor. I've kept Phil updated on this matter.

B. Policy • CC&R amendment – filing status • ACC Guidelines and CC&R's posted for real estate professionals & on website: David Selwyn has offered to help with website and contacting realtors. Marcia has already done some work on it. She has sent relevant links to realtors.

C. Road • Snow removal: Question if we want to continue to use 4 inches as a standard, but packed snow becomes ice; alternative is sand, but how to spread it, volunteers could do shoveling, or get Norm a sand spreader, Steve will look at price of spreader, David will talk to Norm to see if he would be willing to use it • Status of approved road work - update • Tree removal – dead tree on OHA property line: A couple of bids have been obtained, another will be gotten • Switchback – 150' edge marking proposal: We will get 4 reflecting markers, we have signs we will get installed, voted to go ahead with this, should be about \$250 • Outgoing mail box status: Box has been brought to Post Office, but problem installing it, say we need another size, will get done eventually. We will put a note in the newsletter about a package being stolen through a notification that a thief obtained from our mailboxes.

D. ACC Committee – Pending lot and home sales: Question about Dahl construction being too tall, the application may have been in compliance but the finished product is not. The association should contact the county to inspect and review the height, Marcia will find out who is the best person to call and follow up, this was moved and approved.

E. Nominating Committee – Committee and board volunteers: Jens and Marcia have found out the dates of board members' terms expiring and have posted on the website. Will make effort to get more females and folks from down lower in Highlands.

F. Newsletter - Input needed from Committees by Sept 28, Marcia will send around a draft.

G. Firewise & Emergency Notification • Fall burning permit: Firewise will take care of this • Phone Tree Map Update: Has been done and checked, will go out with fall mailing.

H. Welcome Committee • Information Collection • Welcome packet: Carol Owens will chair the Welcoming Committee; consisting of Carol, Susie Ward, Donna Burke and Rebecca Selwyn. The committee will meet the week of 9/25 and plan how best to make new arrivals feel welcome, and supply them with useful information. We welcome any ideas; we will be looking at a draft letter from previous members with suggestions re the above. A suggestion has been brought forth that we have a committee member from the lower Highlands, so we can have the initial contact done by a neighbor.

V. New Business

A. October Mailing – Newsletter, Invoices on a different color, Emergency Notification Map

B. Website updates and maintenance

C. Dates, Times, Schedule, Location for meetings: We will meet every other month on the third Tuesday, and we will call extra meetings in between if needed.

D. Other topics – Question about people camping out for extended periods, will put item in newsletter.

VI. Date and time for next Board of Director meeting: Tuesday, Nov. 14, 7:00 at Funhouse.

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:02.