

Agenda  
March 10, 2020  
BOARD OF DIRECTORS MEETING ORCAS HIGHLANDS ASSOCIATION  
MEETING CALL-IN INSTRUCTIONS:  
Dial: (605) 3130-4830  
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, Bob Wyatt

I. Call to order at 6:04. We talked about the necessity of everyone having capability of video conferencing on Zoom, Skype, etc.

II. Financials

a. Reserve Study – update (see attached historic study) – Marcia says we are using a 4% inflation factor. Suggestion is to leave the road dues amount where it is for a year, then look at it again.

b. Discussion 2020-2021 budget – timing, mailing of draft – by May 1, or 47 days before the annual meeting. (Next full financials at April meeting – close of our 3rd qtr., recall we voted to present financial report at the close of each qtr., monthly P&L & Balance Sheet were emailed earlier this month.) Dennie will be gone the last two weeks in April, will try to nail down the budget in the next three weeks. We will try for Tuesday, April 7, for our next meeting. Ballots and budget need to be mailed out. We may need to have other arrangements for the annual meeting due to the corona virus, may need to postpone. Brian is helping to organize and implement planning for the county, so he will help us with managing our events.

III. Committee Updates – by chairs

a. Architectural Review – two more lots in escrow – new person on Discovery hasn't paid his dues yet. Two lots are closing: one on Highlands, one on Discovery between Claybourn and Shane.

b. Firewise

- Burn area operation – May 23 is Cleanup Day, David will rent truck.

c. Newsletter

d. Nominations – Jens will talk with Arthur, Dennie may be involved, we need new board members. Marcia and Dennie are leaving, so it would be good to have three new members. We need to make prospective members aware that being a board member doesn't require that much work, that it is not an argumentative situation. Is part of the challenge that we have fewer owner-occupied houses? Marcia will try to have Kim do a count.

e. Policy

f. Roads

- g. Website – Marcia needs to update, we have ads on it, but it is cheap to keep the service as is, that is why we have ads.
- h. Welcome – Madie has been totally on it. Perhaps we could touch base with Madie to see if any of the new people might be interested in being on the board.

#### IV. New Business

- a. Aldort – question on why we are billing road fees on empty lots – we have always charged every lot a road fee (45 years), this is the democratic thing to do, lot value goes up as the roads are maintained. Access to the lot is provided by the roads.
- b. Hubbard – question on OPALCO trimming tree roots – health of tree. Question as to whether tree is in right of way, measure 15 feet from the center. Marcia says you can impact an evergreen 30% without damaging it. Let’s wait and see what happens. The owner’s remedy is with the contractor who did the work. She should ask OPALCO to send out an arborist to check it out.
- c. Marcia stepping down as Bookkeeper as of 1 June 2020. She will stay on until June 30 but would like to train a new person during June. Need new person for the books. Hire a manager/bookkeeper? Would Phil Cohn be able to do bookkeeping and be the manager? We might think about sending a note on our Mailchimp account to see if we have residents who could do this. Dennie knows a new person on the island that might qualify, and he will check out her background. The manager would handle escrows, website, quarterly billing for those not on email, keeping up email list, emergency notification map, newsletter. We also don’t know about someone to replace Dennie as treasurer.
- d. Location and Time of Annual Meeting confirmed – June 6th, Eastsound Firehall, 1PM. Pending any change in social gathering policies. Ideas for alternate meeting options.
- e. Logging truck charge - Youngren – they may be done with their work. We need to know how many loads of trees were hauled out, Marcia thinks perhaps 10. Question as to how to determine a charge. There is an edge that has been chewed up. When we know that Eric is done, we can have Island Ex give us an estimate, add 10% to charge Eric. This would also establish a precedent that big logging trucks are not covered under the agreement for Eric to use our roads or for anyone paying our normal road dues. If there is actual damage to the road, we would need to have that repaired and charge for it.
- f. If anyone calls about a water problem, they need to be directed to the emergency number at Washington Water that is on their website. Marcia will also put it on our website.

#### V. Date and time for next Board of Directors meeting – April 7 - Need mailing out 1st of May for Annual Meeting

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 7:22.