

OHA Board Meeting, April 7, 2020

BOARD OF DIRECTORS MEETING ORCAS HIGHLANDS ASSOCIATION

Link for the meeting:

<https://zoom.us/j/398376039?pwd=Z0xSOUxMaUgyT0lNMEVuSEhqCWdrUT09>

Meeting Invite: 398376039

The password is: 736990

Call in number is: 669-900-6833

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: Meeting to order at 3:13.

II. Financials

On the fiber payout, we have \$10,000 sitting in an account. As properties are sold, the fiber fee is being collected. There is one account that has gotten through without the fee collected, but the title company is still trying. We are on target with being able to pay off the loan as long as people continue to make their payments. We paid Independent Auditor Vandal his fee. We are close to budget except for merchant fees, which are many times what we thought they would be.

Audit – Marcia doesn't think it is worth the cost, they don't really understand our assets.

a. March – 3rd Qtr. draft financials

b. Reserve Study – We have not prepared this yet, question as to whether we will have enough funds to keep up the roads. We think we have enough as long as we have \$15,000-17,000 per year coming in. Marcia will try to put this together, David will try to send her any numbers on roads, Brian will look it over.

c. Discussion 2020-2021 budget – timing, mailing of draft. We will need to have a new budget for July 1, but we will postpone the meeting. We will need a resolution related to adopting the new budget electronically. Dennie will work up a budget draft. The current one expires on June 30, Dennie says that it could just renew if we don't introduce a new budget or an interim budget.

III. Committee Updates – by chairs

a. Architectural Review – one lot in escrow, nothing is happening with other lots. There is one lot in escrow that will close in May.

b. Firewise

- Burn area operation – reopen? Fire dept is trying to discourage burning, but Brian will ask if it would be OK to burn. However, burning would get people violating the social distance requirement.

c. Newsletter – need volunteer, David will do it by end of April.

d. Nomination – Bob will need to step down, his neighbors Ken and Julia might be potential board members, Bob will speak with them first. Mike Shivers is willing to join the board as treasurer, he is eager to begin participating. Cindy is interested in being on the board. Steve Pettyjohn is most likely willing to be on the board, but he is most likely still in Arizona. The new postmaster lives on Highlands and should be a possibility. Dennie is willing to stay on as needed, also willing to work with Mike Shivers.

e. Policy – We need Chris’s input on the budget resolution. He and Marcia will get together on this and come up with a solution.

f. Roads

g. Website – need webmaster, David will contact Theo.

h. Welcome – Madie will send an info packet to the newest owner, and she will be on top of the property closing in May.

IV. Old Business

a. Aldort – draft and send explanation – why lots pay dues – We will ask Chris to draft an answer to Naomi. Chris will have it ready by Friday.

b. Bookkeeping change on hold until “stay-home” rules lifted, and search can continue – new rate as of Apr 1 - \$400 / month. Bob Burke might be interested in being our manager. Marcia and David could speak with him. Marcia will stay on as bookkeeper until circumstances change.

c. Review Annual Meeting plan – David moved that we delay the annual meeting, seconded. Passed unanimously. Meeting date is open-ended.

a. Electronic or Delayed – We have three accounts who are way behind on dues, including one who hasn’t paid since purchase of the lot.

b. Vote on budget and directors – paper ballots or electronic or extensions / continuance

V. New Business

a. Dues payments – any relief offered for Apr 1 dues? Do we want to allow delayed payments due to the virus? People should ask if they are having trouble, we don’t want to volunteer this. Payments are a little slower coming in right now.

b. A woman in a dark blue Ford Explorer has been parking/camping in the Highlands. The sheriff has asked about her. Keep your eyes open for prowlers, we have lots of vacant houses. We should mention this in the newsletter. Call the sheriff with any suspicions.

VI. Date and time for next Board of Director meeting –

April 21st – 3PM - Need mailing out 1st of May for Annual Meeting

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:23.