

ORCAS HIGHLANDS ASSOCIATION
ANNUAL HOMEOWNERS MEETING
June 24, 2022 at 6:00 PM

Minutes

- I. OHA Board Member Introductions and Member Introductions. We had 33 different participants.
- II. Meeting was called to order at 6:07.
- III. 2021 minutes approved, volunteers to read over 2022 minutes are Tom Kranick, Roxy Marck, and Robert Dashiell.
- IV. Reports:
 - A. Forest work to mitigate fires – Bob Burke summarized our efforts to mitigate wildfire. This spring we had Rainshadow Consulting implement the first part of the plan we adopted last year. They worked on removing fuel from the right-of-way on Highlands Drive, Colorado Blvd., and Tall Trees Trail. As soon as the Lower Common Area is dry enough, they will work on three acres there. We have accumulated funds from the new assessment to do this work, and we also obtained a grant of \$7,500 for this work. We will continue next year onto Lindsay, Switchback, more of the Lower Common Area, and possibly Discovery. It will take several years to complete the whole neighborhood, then there will be yearly maintenance.
 - B. Yard debris cleanup – Bob Burke has been our point person on this also. We are continuing to have volunteers handle this for the most part, but we also hired an excavator and dump truck for the largest piles. If members put their debris on the roadside, we can continue to pick it up to burn or chip. We ask that limbs be no longer than four feet, if heavy, and no longer than six feet for things like sea spray. Please don't sweep the forest floor, as this stuff doesn't burn well. We hope to do another cleanup in the fall and then again next spring. Anything to do with the burn pile needs to be run by Bob Burke.
 - C. Mailbox structure – Steve Pettyjohn is heading up this project. We need more room. A six-foot extension would cost over \$12,000. A rearranging of the mailboxes, substituting six medium boxes for six large ones, would enable us to build a second tier and provide room for the near future. Roxy Marck's mom has some available mailboxes at her house, so we will see if that will take care of our need. We have had three members volunteer to go to a smaller box, so if we can get three more, we can implement this plan. We do need written permission from any members whose boxes we move.
 - D. Noxious Weed Committee – Joanie Knipe is head of this committee. She gave a detailed presentation about the efforts of her committee and other volunteers to eradicate noxious weeds. Lots of progress has been made on scotch broom and thistle. There is a new invasive though attractive plant called shiny geranium or herb robert that needs our

attention. The efforts of walkers to pull weeds they see is appreciated. Definitely keep an eye on tansy ragwort, which is toxic.

E. Treasurer's Report – Mike Shivers presented the state of our finances. We are in very good shape financially, tiny outstanding accounts receivable. David Turnoy moved and Steve Pettyjohn seconded the IRS Tax resolution (Association Resolution for Revenue Ruling 70-604 Election-Excess Income Applied to the Following Year's Assessment).– carryover is about \$32,000, with \$20,000 going to reserve, motion allows this transfer, passed without objection.

F. Roads Committee (David Turnoy and Bob Burke)

a. This year's snow removal summary – It only snowed a couple of times, but still costly due to ice melt, about \$12,000.

b. Mowing will take place again this summer along the roadsides, please don't pile things on the roadside. Our regular fellow has been unable to hire a crew, so there is no one following him to get the rest, job is not as good but cheaper.

G. Nominations Committee – Jens Kruse (Arthur Winer and Dennie Carter on committee) - Nominees for director are Steve Pettyjohn and Robert Dashiell. They gave brief remarks about their goals. There were no other nominations. Voting can be done by paper ballot or by email either to the association email or to the secretary's email and is due by July 1.

H. Welcome Committee – Madie Murray has done a wonderful job of this, but she is moving later this year. Kristen Wilson volunteered to take her place.

I. Susan Kunk has completely updated the map, if anyone needs their contact info updated, please let Susan know so it will be on the new map. Owners need to let us know information about long term renters. The map should be ready within the next couple of months.

J. Note – Nine properties changed ownership during this past year.

V. New Business:

A. Attention to driving speeds, especially for your contractors, visitors, and renters

B. Noise, consideration for neighbors, drones

C. Potluck event coming on August 13

VI. OHA Member Forum

Naomi Aldort asked about having the potluck at her house instead of by the mailboxes.

Geri Turnoy told us about the opportunity to participate in the Orcas Food Project.

VII. ADJOURNMENT at 7:58.