

Minutes
Orcas Highlands Association Board Meeting
May 6, 10:00 AM Via Zoom

I. Roll Call Members present were Bob Burke, Robert Dashiell, Brian Ehrmantraut, Lee Goodwin, Steve Pettyjohn, Mike Shivers and David Turnoy. Others present were Susie Frank and Christopher Graham

II. Call to order: David called the meeting to order.

III. A motion to approve the minutes from March 11, 2024, was made by Brian and seconded by Steve and unanimously approved.

IV. Treasurer's report was presented by Mike. Operating account balances were approximately \$33,600, reserve savings approximately \$46,000 and a reserve CD of \$75,000. The Rain Shadow invoice was reissued and the original check voided. The annual budget will be presented to the Board later this week for review. It was noted that the budget needs to be ratified by the members at the annual meeting.

The Fiber loan was paid off in 2023 using general operating funds to eliminate interest expense. The members who elected to pay in installments via the Fiber loan were billed for the final installment with the March dues.

V. Old business

A. Forest plan/Firewise update – Robert updated the Board on the progress of Rain Shadow. Discovery Way was completed except for removing Ocean Spray. That will be completed with equipment designed for that work. RS will begin the final phase next week.

Discussion was also centered on removal of hazardous trees. It was deemed an appropriate request with the equipment and manpower currently on site. Robert will speak with RS and seek a bid.

DNR will review the work and Robert anticipates that we will receive the grant monies available to us. The Vendor set up with the State has been submitted and approved.

Brian has successfully renewed Firewise. He has also suggested that OHA be used as an example for Fire Mitigation to other communities on the island.

B. Burning policy update – Bob updated everyone on the burning that has taken place in preparation for the Spring cleanup. The members will be notified of the Spring cleanup dates of May 18 and May 25. The notice will also request that the debris be organized, if possible, in lengths of 4 feet or less. This will allow for easier pick up and allow organization at the burn

pile. Bob will explore the possibility of utilizing equipment at the burn pile to better manage the site.

C. Mailbox update – The expansion of the Mailbox has been approved and materials have been delivered. Tom is assembling portions at his home to improve efficiency. A suggestion by the mail carrier that gutters would be helpful when delivering mail when it is raining. The addition of gutters to the project was approved by the Board members via emails prior to our meeting.

D. Kelly water issue – From Bob Burke: The Board received a comment from a resident on Highlands Drive about a pile of rocks on the west shoulder of the road in front of 315 Highlands Drive. I spoke with John Kelly who said that the rocks had been placed to protect an exposed pressure gauge and valve in the water supply line. John remembered that work had been done on the line prior to the sale of the system to Washington Water. To find leaks in the main, a new in-line valve, tee fitting and pressure gauge were installed to isolate sections of the main to locate leaks.

With the transfer of responsibility for maintenance to Washington Water, this feature may not have been documented.

I called Joel at Washington Water and asked him to investigate and he verified that the fittings were in place in the water main. He reported that the main is shallow at that point and the tee has minimum burial, is enclosed in an irrigation valve box and is subject to damage by traffic. I asked Joel to remove the pressure gauge and replace the valve box with a traffic rated box. He agreed to do that.

I called Joel for status and have not heard back.

Considerations

The roadway is very narrow in that area with little shoulder for overrun of passing cars - the rock pile is a hazard

The water line at that location is shallow, the pressure gauge can be removed and reinstalled if future testing is required, the valve and tee need the protection of a traffic rated valve box

E. Map curator – Steve has volunteered to coordinate the maps with Susan and Jens moving. Steve will reach out to Jens and Susan for assistance

VI. Committee reports:

Policy: Date to begin revising governing documents. It was agreed that once the RS work was complete a plan of action could be initiated. The project will be assisted by Chris Graham with Brian and Robert contributing. The goal is to have revisions presented at the annual members meeting in June 2025.

Architecture: None

Nominations: Susie Frank and Christopher Graham

Firewise: We have rejoined as mentioned earlier in the Forest Plan/ Fire Mitigation.

Roads: Bob suggested that we need to hire a contractor to cut back the shoulders on roadsides to keep water off the pavement by allowing it to drain, do this next spring or summer. This action

should extend the life of our roads. We need to get Island Ex or another outfit to do some pothole-filling and edge work, especially on Highlands, which was last paved in 2012.

VII. New business

- A. Spring cleanup day (thanks to Bob for burning)
- B. Date for annual meeting – Thursday, June 27?
- C. The date for potluck was set for August 10.
- D. English Holly – Joanie and her committee have worked diligently to combat noxious weeds in the Highlands. Jason has indicated that he might assist in removing the English Holly.
- E. Orcas Hub was discussed to communicate with our members. The general feeling that several of the neighborhood platforms exist but have limited success.

VIII. Good of the Order: Board members attended a tour of the water plant. Generally, the plant was much more complex than the members had expected. Based on the tour and discussions, the sale of the water system was a very good decision. It was revealed that the plant probably costs Washington water \$500,000 per year.

IX. Next meeting: July 8th was chosen for our next meeting at 10am via zoom.

X. Adjournment: