

Orcas Highlands Association Board Meeting Agenda

November 18, 2024, 10:00 AM

Via Zoom

I. Roll Call: Members present Bob Burke, Robert Dashiell, Brian Ehrmantraut, Susie Frank, Steve Pettyjohn, Mike Shivers and David Turnoy. Also attending Lee Goodwin

II. Call to order: David called the meeting to order at 10am.

III. A motion to approve the minutes from Sept. 9, 2024, was made by Steve, seconded by Robert and approved unanimously.

IV. Treasurer's report: Mike presented the status of the OHA finances. Operating balances are approximately \$31,000 and our reserve (funds) balances of approximately \$132,000. Past due accounts are minimal with only one account over 91 days old (\$331).

A discussion was held regarding whether or not an outside firm is necessary to conduct a "Reserve Study" for compliance with State norms. A reserve/ funds analysis is submitted annually with the documents utilized for our Audit. The consensus was that an outside firm was not needed at this time.

V. Old business

A. Trees update – Discussion centered on the Alders on Discovery by Shelbi and Patton. The observation was that tree issue was on the ROW. Robert, Bob and Steve volunteered to continue to contact Aaron and Shelbi and reach a conclusion to deal with the tree issue.

B. Paving Highlands (option for driveways) – David has reached out but is still waiting for Lawson.

1. Driveway responses- David has had some feedback from members that may be interested in having their driveways paved when roadwork is performed on OHA roads.

2. Coe extension- Robert will examine the area for OHA boundaries.

C. Mowing- Ishmail completed the mowing utilizing a 4-foot width. This was a good width for the majority of the roadway, but several areas require a wider path. This issue will be addressed next year when OHA reaches out for bids for mowing the ROW.

D. Map (with email addresses)- Jens has been working to supply Steve with the necessary information to complete the project. The delivery of the information has been difficult. Robert has offered to assist Steve with the process of piecing the information together. Steve will follow up on Members' interest of including email addresses.

It was a point of emphasis to include long-term renters as well as the members to maintain good emergency contacts.

E. Fall cleanup- fall cleanup was very successful with good participation. Volunteers helped with the burn pile area, and Mark Hansen was mentioned as someone who could help with the burn pile.

F. Great Island cleanup - Robert, David and Geri participated in this island cleanup.

G. Holly tree removal- Joanie updated the Board on the Holly removal. The amount of Holly is significant, and several large Holly trees have been discovered. The work by Ishmail was good, but additional work is needed. Volunteer days will be scheduled in 2025 after the vegetation has died down.

VI. Committee reports:

Policy:

A. Date to begin revising governing documents was targeted for early spring.

B. A member of the Board to be the liaison was discussed with the committee, Robert and Steve agreed to be on the committee. The Committee will be Chris Graham (Chairperson), Joanie, Steve, Robert, Lee, Susie and Candace Krick. The revisions are to be simple with no additional powers. The goal is to have these changes presented at the annual meeting in June, 2025.

C. Review RCW 64.38. Board members read the RCW 64.38.

Architecture: Lee is still listed on the website as the contact person. There has been very little activity for approvals. Mike and Steve agreed to take on any new submittals.

Nominations: Open to any Members and encourage those that have been volunteers to seek Board membership.

Firewise: Nothing new. OHA was recognized as good example of taking a proactive approach to fire mitigation. Robert will continue to monitor any grants that may be available.

Roads: Nothing further to discuss that hasn't already been addressed.

VII. New business

VIII. Good of the Order:

- A. Washington Water has a program to check for Lead Pipes. The program is targeting the elimination of all lead pipes within 10 years.
- B. Zoom meeting with Rosario water system is scheduled but should not affect OHA.

IX. Next meeting: January 13, 2025, via Zoom at 10am.

X. Adjournment at 11:20am.