

OHA Board Meeting
January 13, 2025
Via Zoom

I. Roll Call: Members present: Bob Burke, Robert Dashiell, Brian Ehrmantraut, Susie Frank, Steve Pettyjohn, Mike Shivers and David Turnoy. Others present, Lee Goodwin, as a past Board Member.

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

III. Approval of minutes - A motion to approve the minutes from Nov. 18, 2024 was made by Steve and seconded by Robert and the motion was unanimously approved.

IV. Treasurer's report: Mike provided an update on the financial status of the OHA accounts. The operating account has a balance of \$36,678, funds account totaled \$57,010 and the reserve CD was \$76,780. The recent dues billing went out on 12/31/2024 and OHA are mostly current with only \$315 past due over 90 days. In general, the OHA accounts are in good standing.

V. Old business

A. Trees update – Bob updated the status of Alders on Discovery by Shelbi and Patton, on ROW. Bob will reach out to Aaron about his ability to remove the Alder at issue. The concern is that Aaron bonding/insurance to cover any potential liability by removing the tree.

B. Paving Highlands (option for driveways) – David had a meeting with Jordan Lawson and onsite look at the Highlands potential repairs as well as the extension by Coe past Colorado. The concern on the extension from the members was the potential drainage issue that could also be a hazard in icy conditions. David also indicated to Lawson that several members were inquiring about paving the driveways. After the onsite visit David, sent out an email inquiring if other members might be interested in the paving of their driveways. The response has been positive in that 15-16 members have an interest in receiving bids.

C. Holly removal – The second clean up day was a success with Jason from the county assisting in the removal of the larger holly trees. The smaller holly was removed by the volunteer members. Candace Krick arranged for the holly to be moved to the burn pile by Jorge.

D. Map (with email addresses) - Steve and Robert have the template ready for updates. The members will receive a request from David to update their information that will include renters and email addresses. The additional information is anticipated to be placed on the reverse side of the map. The target date for the final map update is prior to the annual member meeting.

VI. Committee reports:

Policy: Update on committee to revise documents was discussed with a delay discussed to finalize committee members and contact Chris Graham. There are changes anticipated at the State level that may impact our revisions. The consensus was to purge (simplify) our documents and revise accordingly, if needed, based on State changes. It was also agreed that OHA join the

Washington Community of Associations. Mike agreed to coordinate that membership application.

Architecture: None

Nominations: No update only that two members, Candace Krick and Mark Hansen, have expressed an interest on becoming a Board Member.

Firewise: Nothing new

Roads: Bob expressed concern for setting precedents with repairs/modifications to Highlands and the potential liability. An extensive discussion was conducted, and the consensus was to seek county/state standards. It was agreed to have a working session specifically addressing issues and the information gathered on February 3, 2025, via Zoom at 10am PST.

VII. New business

VIII. Good of the Order: A discussion was held regarding tree removal, limbing and the resulting debris generated. The general consensus was that it was a neighbor-to-neighbor discussion and not a Board issue.

IX. Next meeting: The next OHA meeting will be March 10, 2025, at 10am PST via Zoom.

X. Adjournment: