

## OHA Board Meeting Minutes Sept. 8, 2025

- I. Roll Call: Members present were Bob Burke, Robert Dashiell, Brian Ehrmantraut, Susie Frank, Mark Hanson, Mike Shivers, David Turnoy. Members absent none. Others in attendance were Joanie Knipe, Candace and Bob Krick
  
- II. Call to order: David called the meeting to order.  
Candace requested to address the Krick's tree plan as noted in New Business below for Board approval. No objections to submitted plan.
  
- III. Approval of minutes from July 7, 2025 - a motion to approve the minutes, with correction of next meeting date from September 9 to September 8, was made by Robert and seconded by Mark. The motion was unanimously approved.
  
- IV. Treasurer's report: Mike - Finances to Susie from Mike  
The operating balances totaled \$33,142.20, reserve funds account totaled \$25,500.61 and the reserve CD was \$128,485.22. We will transfer \$15,000 from Operating in October per annual meeting approval. Total Accounts Receivable is \$1,064.30 which includes Prepaid \$660. Plus one at 90+ days of \$484.96. No payments were made over \$500. One pending bill for mowing \$2,150 Chihuahua Team Services.

Robert asked who holds invoices (7 year rule) - Mike will check with Patti

### V. Committee reports:

Policy: Governing Documents - See Joanie's Email

- A. Motion for board to comply with new HOA law in place for January 1, 2026. Update current OHA processes to follow applicable 2026 changes to us, with no changes to governing docs at this time. Motion to comply was made by Mike, and seconded by David - No objections  
Brian moved to have PST do GAP Analysis as outlined in Joanie's email. Board opted to table it to April 2026 after the next legislative session
  
- B. Email vs. mail form – Permission for Email Consent (from new business) Robert has drafted a “Consent to Email Form” to be included in the October billing cycle to be mailed to all members.

- C. Survey of what members want - Governing Docs Committee requested power to create survey and email, with Board approval, to be sent separately from “Consent to Email Form” Motion to comply by Mike, Bob Seconded, no objections.

Noxious Weeds: Candace indicated Ishmael has implemented a price increase, possibly affecting budget and volunteer time. Joanie will seek additional contractor bids.

Firewise: A. Committee Progress

GREENSPAR bid for leaning/dead alders approved but does not include an additional large dead Fir on Discovery, Board members will look at the tree with Mark.

- B. Are there any HOA rules or ways to enforce property owners to clean up large amounts of hazardous wood debris or standing dead trees? (Question from Mark from last time) suggested adding to Governing Documents

- C. Date for fall cleanup, depends on when burning is allowed, current piles need to be burned first - Anticipate burn being opened October 1.

Board adjourned prior to noted items, deferred to next meeting.

Architecture: DEFERRED

Nominations: DEFERRED

Maintenance (includes roads): Road survey? DEFERRED

VI. Old business DEFERRED

- A. Mowing

- B. Map – revising, owner contact

VII. New business DEFERRED

- A. Great Island Cleanup Oct. 4 – volunteers secured

- B. Board member liability insurance for CCRs not enforced (executive session suggested)

- C. Audit - Mike and Robert will discuss the audit or change in auditors

VIII. Good of the Order: Bob recommended the Board consider having a second meeting to address Committee issues (Governing Docs, Firewise, Noxious Weeds) As there is new vibrancy within these committees, Board time may be better served with specific Committee meetings to address lengthier projects.

IX. Next meeting: - November 3 X. Adjournment: