

OHA Board Meeting, April 7, 2026, 8:00 AM

Via Zoom

I. Roll Call: Members present were Bob Burke, Mark Hanson, Joanie Knipe, Mike Shivers, David Turnoy. Member not present was Suzey Frank. Guests in attendance were Robin Hastings, Robert Dashiell, Lee Goodwin, Bob and Candace Krick.

II. Call to order: 8 am

III. Open forum for members (15 minutes) - Robert requested that the website be updated and old information be removed based on requirements of financial records being maintained for seven (7) years. Robert will provide specific items to be addressed to David. He also requested that a draft of the minutes be posted prior to their approval. The board will consider that request.

IV. Approval of minutes from March 9 meeting. A motion to approve the Minutes of March 9, 2026 was made by Joanie, seconded by Mark. There was no objection and the Minutes were unanimously approved.

V. Treasurer's report: Mike presented the current balances with the operating account balance of \$46,058, CD Reserve balance of \$131,149 and the savings account balance of \$45,636. Discussion of the funds available for Fire mitigation was detailed in that the savings account is designated for general maintenance, noxious weeds and Fire Mitigation. The initial funds for Fire Mitigation were reduced to a beginning balance of \$10,000 since there was not a specific project targeted at 6.30.25. These funds, with Board approval, may be shifted as needed to accommodate new projects. An example would be the funds anticipated to be used for snow removal this fiscal year that will not be used.

The accounts receivable balance is high as the most recent billing was initiated on 3.31.26. The current balance is \$11,500 (less than 30 days old) with delinquent balance of approximately \$1,400.

We are currently pursuing a new auditing firm due to our previous firm discontinuing business due to a death. The process is ongoing and may result in the 6.30.25 FYE being reviewed as we transition to a new firm.

Other ongoing work is attempting to secure new D & O insurance. That process has started and a target date of early May is expected.

VI. Old business

A. Map – printed, mailed to PO, Patti will distribute via mail. Joanie outlined the following as suggestions to be relayed to the members.

1. San Juan County has the infrastructure for emergency alerts via phone, text and email.
2. Encourage people to list cell numbers to provide opportunity to send text and get message whether they are home or not.
3. Electronic maps should be provided via specific requests by a member and not public access.

B. Holly – Detailed discussion revolved around the process to remove the Holly that was recently removed in the lower common area. The Holly was placed in piles and is not easily accessible for removal. This discussion led to a larger discussion of the burn pile and / or removal of Holly plus burn piles to the dump. Equipment to remove the debris is available but the previous question of whether we should operate the machinery was raised. The cost with a third-party operator (with equipment) might be double or triple the cost if the work is done by members. It was decided that an inspection of the piles and the access availability to these Holly piles will be conducted on 4.8.26 by members of the board and noxious weed committee.

C. Insurance – We have been notified that the existing D & O insurance will not be renewed and will expire on 6.5.26. This was discussed in the Treasurer’s report, and a new provider is being contacted.

D. Potential Board Members- Possible nominees for board members were suggested and included Len Seligman, Natalie Menacho, Mike Hurley and Richard Track.

E. Annual meeting: Saturday, June 20 at Eastsound Firehall. Details below:

a. Room is reserved 9:30-2:00

b. Board member election – terms ending in 2026

Bob Burke, Mike Shivers, David Turnoy, Joanie Knipe (she was appointed so needs to be confirmed) David would like to step off the board if possible.

c. General Business will be conducted including budget approval and other required business. In addition to General Business, we have requested speakers to address certain subjects, specifically noxious weeds and Fire Mitigation. These speakers are Jason Ontjes, Victor Fire Dept. DNR or Victor on forest Mgt.

The meeting will update the members on Fire Wise, Noxious weeds and the work on Governance (new documents). The members will continue to be informed of the new requirements and the process the Board has undertaken to comply.

VII. Committee reports:

A. Governing Documents: Joanie updated the Board on the recent meeting with our attorney and the process going forward. The Governing Documents Committee will be reviewing our existing documents to eliminate those current provisions that are not applicable today (water system). It will be a two-step process with compliance with the new law and a second phase dealing with specific needs of the association.

B. Noxious Weeds: Previously addressed.

C. Firewise:

1. Micro Grant and Trees. We have received a bid for the upper common area from rain Shadow. The bid is approximately \$15,800 and deals with a recent review and DNR inspection. Rain Shadow has offered a marking of the area for work to be done for an additional \$400. A motion to authorize the additional \$400 was made by Mike and seconded by Joanie. The vote was as follows:

David-Yes, Mike- Yes, Joanie-Yes, Mark-Yes and Bob- Yes Motion carried

2. Procedure for burn area burning – it was recommended that procedures be established for the burn pit. It was also recommended that the pump house remain unlocked for at least 24 hours after the burning activity at the pit.

D. Architecture: No activity

E. Nominations: Need to recruit new board members – see above

F. Maintenance (includes roads): Road survey - Bob and Steve will meet in May and Joanie will take notes

VIII. New business

IX. Next meeting: May 4 at 10am via Zoom

X. Adjournment: