

Minutes

OHA Board Meeting

May 4, 2026, 10:00 AM via Zoom

I. Roll Call: Members present: Bob Burke, Joanie Knipe, Mike Shivers, David Turnoy. Members not present Suzey Frank. Guests: Robert Dashiell and John Felt

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

III. Open forum for members (15 minutes) No public discussion took place

IV. Approval of minutes from April 7 meeting; David moved to approve the minutes, it was seconded by Joanie and the minutes were approved by a unanimous vote.

V. Treasurer's report: Mike presented the balances of the Association – Operating account \$30,166, maintenance reserve- \$62,667 (includes \$27,000 allocated to the capital reserve) and the Capital Reserve CD - \$131,148. Accounts receivable total \$6,116 with only two accounts exceeding two delinquent payments. Expenditures exceeding \$500 were Insurance payment \$3,398 and Holly removal invoice \$1,302.

A proposed budget was sent to the Board for presentation and approval by the members at the annual meeting.

VI. Old business;

A. Map- the map has been mailed out and a digital copy is available upon request.

B. Holly and Burn Area – A review of the Holly removal and burn pit was conducted by Board members. It was recommended that a guideline for the burn area be developed informing members of the process of delivering and burning at the area. It is recommended that a Board member be present at the pit during burning activities as well as at clean-up days. An alternative to burning was discussed that would remove the debris to the dump. This operation would require a third party or renting equipment to be used by a Board member to save costs. The liability issues associated with the Board utilizing rental equipment were addressed without any recommendation. This will continue to be discussed at later meetings.

Holly removal and burning the removed Holly was discussed. It is believed that there is access to remove the Holly with a truck. This process will be reviewed and either removal or burning may be the action taken.

C. Insurance- We have successfully secured D & O insurance through Liberty Mutual and we have consolidated all our insurance to an agent located at Friday Harbor.

D. Possible Board Member Nominees- Board discussed possible Board candidates. Candidates will be contacted to determine their interest in joining the Board.

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

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

b. Board member election – terms ending in 2026

Bob Burke, Mike Shivers, David Turnoy, Joanie Knipe (appointed so needs to be confirmed)

c. Draft of Agenda

9-:30 - 10 Set Up Room

10 – 10:30 Open Discussion, Speak with the experts

10:30 -10:45 Open Discussion: Lot Owner Comments: Official Mtg start

10:45 – 11:30 Expert Presentations: Fire Prevention, Forest Mgt, Weeds

Victor Fire Dept, Victor DNR Forest Mgt, Jason Ontjes

11:30 – 11:45 Break

11:45 - 12 Volunteers Needed*

12 – 12:30 Board Nominations & Voting

12:30 – 12:45 Budget presented

12:45 – 1 Break

1 – 1:15 Gov Docs: Changes Jan 2026 and 2028. Project Update

1:15 – 1:30 Gov Docs project update

1:30 – 1:45 Raffle – Wrap Up

1:45 - 2 Clean Room

d. Possible Additional Subjects for Annual Meeting or Posters?

1. New Map Reminder: Confirm emergency contacts, potential evacuation procedures/routes.

2. Fire Preparedness Reminders

3. New Website Reminder

e. David prepares packet

F. Executive session: The Board did not enter Executive session

a. Budget- provided to Board members for review and submission to Members at annual meeting.

b. Rain Shadow quote and grant. - Discussion centered on upper common area and the quote from rain Shadow. Further review of the bid and success in securing a small DNR grant will continue to be evaluated.

c. Communication on removing trees needed? A discussion for tree removal was suggested to be a topic at the annual meeting.

d. Volunteers vs. Property management company – Discussed the possibility of a property management company with a general consensus that is not an option at this time. Volunteers, as well as new Board members will continue to be a priority.

VII. Committee reports:

A. Governing Documents: Joanie presented an update of the progress of the committee. The Articles and By-Laws have been reviewed, and the committee will continue to meet every 3-4 weeks until all documents have been reviewed. The goal will be to have all documents reviewed with edits prior to August.

B. Noxious Weeds: Covered above.

C. Firewise: Mark has resigned from the Board and this position. Bob has agreed to take on this responsibility until a new chairman is designated.

1. Micro Grant and Trees. See previous discussion.

2. Procedure for burn area burning- see previous discussion above

3. Date for spring cleanup has been targeted for May 16 and possibly May 23.

4. Alternative to burning – See discussion above

5. Evacuation route discussion- see previous discussion.

D. Emergency Response Committee- It is recommended that a new committee be established to focus on emergency contacts, procedures and evacuation routes. This will be a separate committee and a “spin-off” of the Fire Wise committee.

E. Architecture: Nothing pending

F. Maintenance (includes roads): Discussion centered on a maintenance program to extend the life of the roads.

VIII. New business

A. Post draft of minutes on website? Requested by Robert Dsashiell we will proceed to post as “Secretary Notes.” Once approved they will be posted as official Minutes (David will check with Jason about difficulty). This will be the process unless it is too difficult to post then re-post.

B. Process: Vote: new dBase: current phone #s emergency contact and people opt out if requested. It will be highlighted that all members sign into the web site and update contact information.

C. Board phone – no Board phone will be established.

D. Burning on own property and neighbor concerns- this item will be a suggestion to be neighborly and respect the impact of the smoke on others.

E. Length of time for construction- this will be a topic to be addressed with the governing documents rewrite.

IX. Good of the Order:

X. Next meeting: June 8 at 2pm

XI. Adjournment at 11:16am