

OHA Board Meeting, June 8, 2:00 PM

Via Zoom

Secretary Notes

I. Roll Call: Members in attendance were Joanie Knipe, Mike Shivers and David Turnoy. Members who were not present were Bob Burke and Suzie Frank.

Guests: John Felt, Lee Goodwin and Robert Dashiell

II. Call to order: David recognized a quorum and called the meeting to order.

III. Open forum for members (15 minutes)- There was no open discussion, and the meeting proceeded to the agenda.

IV. Approval of minutes from May 4 meeting – Joanie made a motion to approve the minutes and was seconded by David, all members present voted to approve the minutes.

V. Treasurer's report: Mike reported the balances as follows: CD \$131,149, Operating account \$30,331 and savings account \$62,666. Dues payable totaled \$4,099 with only two accounts more than two members considered past due two plus payments. Follow-up with those members will be contacted by telephone.

1. Approve proposed budget Mike presented the budget that maintained the current allocations as the last year's fiscal budget. Discussion also centered on prior audits being mis-labeled in the headings an issue being addressed prior to the death of our auditor. We have engaged a new audit firm and may move forward with an audit this fiscal year without having it performed for last fiscal year. We have a very simple financial statement with cash and general expenses. We allocate capital reserves and transfer excess funds to the capital reserve account annually. We will request approval to establish a legal reserve for expenses related to the updating of our governing documents. This will be an extraordinary expense and not a line item in the budget proposal.

A motion by David was made to approve the budget, seconded by Joanie. The vote was a yes by David, a yes by Joanie and a yes by Mike. We will present this budget at the annual meeting.

## VI. Old business

A. Moving ahead with upper common area by Rain Shadow was recommended subject to a follow-up with Bob. An additional walkthrough was suggested, and David will coordinate that visit. A motion to proceed was made by Mike and seconded by Joanie, the motion carried subject to the items outlined above.

If we move forward with RS and the upper Commons area, David will apply for a DNR grant after job completed and invoice received.

### B. Board nominees

C. Holly status- the holly that was removed but left in the area will be evaluated to have it moved to the burn pile or hiring someone to remove it for us. Those options as well as leaving it alone will be determined later.

### D. Annual meeting: Saturday, June 20 at Eastsound Firehall

Draft of Agenda -

9:30 - 10 Set Up Room

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

10:30 -10:45 Call to Order, Minutes

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; & 2028. Project Update

1:15 – 1:30 Accomplishments and Thank You's

1:30 – 1:45 Member Forum / Raffle – Wrap Up

1:45 - 2 Clean Room

## VII. Committee reports:

A. Governing Documents: The committee is on schedule to have all existing documents reviewed prior to August.

B. Noxious Weeds: Candace's Report was extensive and highlights the need for more volunteers. A general review of the members' lots was recommended with a suggested follow-up with members with problem areas, It was discussed about third party removal of the noxious weeds, including properties not owned by the association. The consensus was that the association would maintain our common areas and highlight problems to the members. See memo below.

C. Firewise: Discussed above Rain Shadow and upper Commons area. More detail below in "Risk assessment."

D. Emergency Response Committee: Discussion of the formation of this new Committee. It was recommended to explore addition

E. Architecture: Nothing submitted.

F. Maintenance (including roads):

## VIII. New business

A. Risk assessment – From Rain shadow (Carson) – 5 years since Firewise plan,

significant work has been done, important to maintain engagement as well as keep things current, appropriate for a 5-year update of the plan, would primarily list the work that has been accomplished and re-do the list of priorities moving forward. Also, since we have completed some of the work and know the true costs, we should update some of the cost projections to better reflect reality. The budgeted cost for this update was \$1,000.

B. Burn area page for website. To be added, with procedures and recommendations for collecting piles and debris.

C. Mowing – David will arrange for after daisies, cut a wider swath than last year.

D. Potluck – August 8, further details to be announced.

IX. Good of the Order:

X. Next meeting: July 13 at 10am

XI. Adjournment: 3:01 pm

#### Candace's Noxious Weeds Report

I met with Fernando today to show him the areas where English Hawthorn is growing. The trees are in the common area behind the mailboxes and along the roadside on Highlands. The pond along Highlands (which has dried up) has several English Hawthorn trees growing around it and up the slope. These trees are on owners' properties. The same is true with the homes in the Highlands that back up to Olga. Gordy has removed the Hawthorn on his property with Jason's help, but Hawthorn is growing on properties north of Gordy's, as well as holly and scotch broom. I instructed Fernando to focus on the common areas and that I would get back to him in the other areas as I wasn't sure if the HOA is going to cover the cost for the removal of noxious weeds on private property? Maybe it is something for the board to consider. My guess is that these owners are oblivious of these weeds on their properties. If Bob and I didn't notice scotch broom growing behind a neighbor's home and investigating, the additional sb and holly would not have

been noticed. As far as I know it hasn't been removed. If the HOA pays to remove noxious weeds on owners' property, our chance of getting it under control with time improves greatly. It sounds a bit radical, and some folks may balk at this suggestion, but to rely on a committee of 3 to locate noxious weeds, notify owners, and in many cases do the weed removal themselves, is unsustainable. Removing noxious weeds is forever ongoing. Trying to force folks to notice their weeds and to remove them is exhausting. I think Joanie and Sally would agree.