Secretary Notes OHA Board Meeting, July 13, 2026

I. Roll Call: Members present were Bob Burke, John Felt, Joanie Knipe, Mike Shivers and David Turnoy. Members not present were Melanie van Gelder and Suzy Franks Guests: Robert Dashiell, Bob and Candace Krick.

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

III. Open forum for members (15 minutes)- Robert Dashiell expressed gratitude for the new Board Members. He also commented about the association accounts being in good condition but had concern about the previous audits. He described his concern as a fraudulent representation of the financials, specifically the source of funds. He also had an issue with the budget not including the anticipated legal expense for the rewriting of Association's governing documents. Joanie questioned his use of "fraud", but Robert insisted that that was his opinion.

Bob and Candace expressed concern over the tree policy, specifically the "preservation" language of the current policy. They also brought to the attention of the committee that there are possibly two Fir trees that are on Association property that may be potential problems.

IV. Approval of minutes from June 8 meeting. A motion to approve the minutes was made by Bob, seconded by Joanie and unanimously approved.

V. Elect officers- Due to Melanie having a conflict and being unable to attend this meeting the election of officers was postponed.

VI. Treasurer's report: Mike presented the balances: Operating account balance of $28,265; Savings account balance of $71,154; and CD balance of $131,148.

Accounts receivable is relatively high due to the recent quarterly dues billed 6.30.26. Delinquent accounts over 30+ days totaled $1,944.

Mike addressed Robert's concern about the budget and stated that the designation of "Reserve for Legal fees" would be reclassified as an extraordinary expense. The non-inclusion of the expense for the expense in the budget was due to the one-time expense. The set aside was disclosed to the members at the annual meeting and approved with the budget for 2026-2027. Mike expressed appreciation for Robert's input on the previous budgeting process and financial oversite. Mike stated that the items in question on the Audit were misclassification of accounts (not fraudulent) and would be corrected on the new audit.

VI. Old business

A. Update on upper common area forest work by Rain Shadow. Rain Shadow will submit a revised bid for the upper common area after meeting with Bob and David at the site.

B. Burn area and lower trails – Bob Burke will address this subject at the next meeting but stated that renting some equipment would give us the ability to improve the burn area.

VII. Committee reports:

A. Governing Documents: Joanie updated the completed work of the committee. All current documents have been reviewed with action items created through their work. A follow-up meeting is scheduled for July 29 to review the work and follow-up on action items.

B. Noxious Weeds: No meeting has been held since the last Board meeting. Joanie did state that there were 43 areas of concern and some lot owners have been receptive to cleaning up their lots when contacted. This committee (as all committees) continues to solicit more volunteers. As outlined at the annual meeting, without more participation by outside vendors may be required to assist with the removal of these problem plants.

C. Firewise: Waiting on the updated bid from Rain Shadow.

D. Emergency Response Committee: Doesn't exist yet seeking volunteers. Focus will be on evacuation procedures and emergency contact procedures.

E. Architecture: No Activity.

F. Maintenance (including roads): Bob will update but believes that some good maintenance and remedial work will extend the life of our roads.

VIII. New business

A. 2 mailboxes if home and ADU- This item was reviewed and consensus was one box per lot. Currently it is estimated that the is available space for 6 more boxes.

B. Rain Shadow will pick up material to chip for a nominal charge – Public service announcement if members are interested.

C. Raccoon problem mentioned at annual meeting - Trap raccoons? Don't feed them; bungee cords on garbage can help. Joanie indicated that they were successful in securing their trash cans. She volunteered to share the type of device they used with anyone needing to secure their trash cans.

D. Homeowners in violation of setbacks and sheds, ACC propose language – Joanie to discuss this issue as maybe it is an action for the Architecture Committee.

E. Potluck – August 8

IX. Good of the Order:

Joanie volunteered to host a wine and cheese welcoming event for the new residents.

Bob stated that he appreciated all the input and work that Robert has done and continues to do for the Association, He does take exception with his description of the audit as fraudulent. A decent description of fraud would be the "wrongful or criminal deception intended to result in financial or personal gain." The mislabeling was not an intentional misrepresentation.

X. Next meeting: August 3 at 10am via Zoom.

XI. Adjournment: 11:15am