

MINUTES, ORCAS HIGHLANDS ASSOCIATION
ANNUAL HOMEOWNERS MEETING
June 15, 2023, at 6:00 PM

I. OHA Board Member Introductions and Member Introductions

Members present: David Turnoy- President, Brian Ehrmantraut- Vice President, Mike Shivers- Secretary/Treasurer, Lee Goodwin, Steve Pettyjohn, Bob Burke and Robert Dashiell.

David addressed the Members attending via Zoom and gave a brief introduction on the Zoom meeting procedures.

II. The meeting was called to order by David at 6:05pm.

III. The 2022 minutes as submitted and located on the OHA website were presented. Vicky made the motion to approve the minutes, Lee seconded the motion, all members present voted to approve the motion and the 2022 Minutes were approved.

David requested three volunteers to review the minutes of this year's 2023 meeting. The volunteers were Kristen Wilson, Joanie Knipe and Carol Owens.

IV. Reports:

A. Summary of major projects and proposal

1. **Forest work to mitigate fires** – Robert Dashiell provided an extensive summary of the work completed and the process currently to move forward with fire prevention. To date, we have spent approximately \$41,000 and the areas completed are Highlands, Colorado and Tall Trees. The work has been completed by Rain Shadow.

Funding for Fire Mitigation is member supported by allocating \$50 of each member's dues to the project (\$24,000 annually). We have received additional support through government grants totaling \$7,500. We made an application to DNR (Department of Natural Resources) for their Fire prevention program last year. We were one of the first applicants (if not the first). The program has had typical bureaucratic issues and modifications. The initial grant was set at \$20,000 but recent modifications doubled that funding for islands. The plan is to maximize the grant and apply for the full \$40,000 available for OHA. The carryover balance in the Fire Mitigation fund is \$13,700.

2. Bob Burke updated the Members on the **yard debris** clean-up and the **burn pile**. Bob has had good support from members and under his direction the burn piles have been constructed using 10 foot diameters to meet requirements of our burn permit. Bob requested that members cut their debris in lengths not

to exceed 6 feet. Bob is in the process of picking up the debris piles that have been placed out for collection. This process will continue throughout the summer.

3. **Mailboxes** – Demand to expand the mailbox is due to the new houses being built or approved to be built. This topic has been discussed previously and the issue is now to a point where we need to expand the mailbox structure. The Board received a bid last year for expanding the structure at a cost of \$12,000. This was deemed unacceptable. Robert, Bob and Steve have taken on this project and any members that would like to participate are encouraged to contact Bob, Steve or Robert.

B. Noxious Weed Committee – This committee is headed by Joanie Knipe. The committee has worked closely with Jason Ontjes (San Juan County) to remove the noxious weeds. Thanks to volunteers we have increased the removal of these plants.

Jason joined via teleconference and commended the effort of OHA in combating these noxious weeds. The topic of herbicides was discussed, and Jason is a proponent of their use. However, he did understand the concern of the members about the use of spraying these herbicides. Jason outlined the various categories of noxious weeds in three categories, A, B and C. The concern about the Tansy on Eric Youngren's property was discussed. Jason stated that he would contact Eric and formulate a plan of action.

C. Treasurer's Report – Mike presented the financial report for OHA including the Audit for 6/30/2022. The budget for 2023/2024 was presented as approved by the Board. The changes from the previous years' report were discussed and include an adjustment in the allocation of members' dues. These changes include review of financial statements upon receipt of the audit report versus a recap of 10-month year to date as of April in the current fiscal year. The allocation change is the increase of the "Road Maintenance" amount from \$15 per member dues per quarter to \$30. This change was accomplished by reducing the general fund allocation from \$50 per members' dues to \$35. The change in allocation was necessitated by the increased cost of snow removal, specifically, ice melt costs. These costs have exceeded \$12,000 in the last two years.

The discussion of snow removal was opened to the members for discussion. The consensus was that the cost and use of ice melt was not necessary. Snow removal by natural means was the preferred answer. Only in rare instances was the use of the ice melt recommended.

A general discussion of dues collection was made. As an organization we have had very little past due receivables. We have some members that have dues that are over 90 days past due. We are contacting these members and are offering payment plans if needed to those members.

IRS Tax resolution (Association Resolution for Revenue Ruling 70-604 Election-Excess Income Applied to the Following Year's Assessment): Motion for resolution – carryover is about \$32,000, with \$20,000 going to reserve. David made the motion that this resolution be approved, Robert seconded the motion, and all members participating in the meeting approved the resolution.

- D. Road Report - Bob Burke and David Turnoy updated the road maintenance activities and expenses. As previously discussed, the significant expense of ice melt exceeded the annual budget for road maintenance. It was determined that we continue to plow but otherwise allow nature to take care of the snow removal with exceptions as needed. Snow plowing with sand (if available) will be the preferred method for snow removal.

David updated the members on the mowing of the roads right of way. Last year the equipment was not functioning so no mowing was done. The equipment has been repaired and operational. Mowing of the road right of ways should begin in late July.

- E. Nominations Committee – Currently we are in need of volunteer members for this committee. This committee has no members. Nominees for election this year are incumbents Brian Ehrmantraut, Bob Burke, Mike Shivers, and David Turnoy. The meeting was opened for new candidates to be nominated for a term of three (3) years. There were no additional candidates nominated.

The candidates nominated gave a brief summary of their roles and appreciation of the support of the members.

David outlined instructions for voting which are found just in front of the ballot page and listed here – Only one voter per qualifying property and ballots may be submitted by email or through normal postal delivery. Preferred voting is by email. Members can either print the ballot from the web site, fill it out, scan into your computer, then email it to orcashighlandshoa@gmail.com or simply send an email identifying yourself and your property by address or lot number and list your choices. Voting is limited to one vote per lot.

If you vote via normal postal services, print the ballot, fill it out, then send to Orcas Highlands Association, PO Box 474, Eastsound, WA 98245. If you received a paper packet, you already have a paper ballot enclosed. Ballots need to be received by June 22.

- F. Welcome Committee was undertaken by Kristen Wilson this year completing her first year in this position. If you have a new neighbor that has just moved in, please let her know so she can contact them and update their information.

It is important that we keep member information up to date; please fill out your information sheet if your information has changed. This will include updating of long-term rental occupants.

Susan Kunk has graciously agreed to continue updating the map, if anyone needs their contact info updated, please let Susan know so it will be on the next map. Owners need to let us know information about long term renters. The map should be ready toward the end of the year.

V. New Business:

The Board continues to request members to adhere to the speed limits and to inform contactors, renters and visitors of the need to reduce their speeds. We have numerous members that walk the streets with and without pets. Excessive speed is a danger to those members.

Additionally, the board reiterated that all members should be aware of noise levels. Respect your neighbors' peaceful enjoyment of our great community.

The Board has recommended that a "potluck" dinner be held at the mailbox common area on August 12, 2023. Additional details will be communicated later.

VI. OHA Member Forum- Naomi volunteered her property to be the site of the Potluck dinner. The Board will follow up with Naomi about having dinner there on her property.

A discussion was held about vacation rentals. The comments were that the addition of more and more vacation rentals is hurting the Highlands as a community of residents. Generally, the discussion is a political one that has been addressed by the county. There has been a restriction on new vacation rentals, but old applications are still being processed and approved.

Robert will approach Washington Water for an update on the current water levels in our holding tanks. Fire vehicles and personnel will not solely rely on these reservoirs. However, homeowners will use their hoses and will need the maximum availability if a fire were to occur.

VII. A motion to adjourn the meeting was made by Jens and seconded by Robert. All members approved the motion to adjourn at 7:45pm.