

Secretary Notes
OHA Board Meeting, Aug. 3, 2026, 10:00 AM

I. Roll Call: Members present Bob Burke, John Felt, Joanie Knipe, Mike Shivers, David Turnoy, Melanie van Gelder. Members not present Susie Frank. Guests: Robert Dashiell, Bob and Candace Krick, Kelani and Jeff Bettendorf

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

III. Open forum for members (15 minutes). Robert Dashiell congratulated the new Board Members and stated that the Banner Bank account was in good shape. He stated that the committee structure would require minutes if they had the authority of the Board on decisions. David stated that the committees only make suggestions to the Board.

The Kricks discussed the tree policy and interest in revisiting that provision in the association's governing documents. The concern is the trees located on association's property next to our roads.

IV. Approval of minutes July 13 meeting- Joanie made the motion to approve the minutes, seconded by John and the motion passed.

V. Elect officers- David opened the meeting for nominations for next year. David agreed to remain as President, Mike agreed to stay as Treasurer, and we have elected to have Susie remain as Secretary. John Felt agreed to be the Vice President. A motion to approve the slate of officers was made by Joanie, seconded by Melanie and approved by the members.

VI. Treasurer's report: Mike presented the balances at Banner Bank; CD totals \$131,145.92, operating account \$32,815.61 and the savings account totaled \$71,154.27. The Accounts Receivable balance is a little high since the dues were due on 7.31 totaled \$8,778 which \$5,254 are in the current category. The CD matures on 8.10, and we will renew at the highest rate available and add the allocation of \$39,000 to the balance.

Major expenses in the last fiscal year: Noxious Weeds- \$3,206, Tree removal- \$3,792, Insurance- \$3,707, bookkeeping- \$10,380, QuickBooks- \$3,467 and Washington Water- \$550.

VII. Old business

A. Trees- An extensive discussion was conducted that centered on the current policy and the adherence to those requirements. The current guidelines have been in question and need to be clarified. The "preservation" of trees and tree removal have been at the heart of several members' concern. Although the governing documents are addressing the issue, it continues to be a point of contention with several members.

B. Update on upper common area forest work by Rainshadow – see letter below

- C. Burn area and lower trails – Bob Burke requested this be tabled until a later meeting
- D. Mailboxes- the Board recommended 1 mailbox per lot owner.
- E. Setback issues- Reiterated the requirement for a 10-foot setback.

VIII. Proposed committees:

Architectural, Governing Docs, Noxious Weeds, Roads, Fire Prevention & Forest Management, Emergency Preparedness, Audit Committee. These committees will have Board Members and member volunteers, Jeff Bettendorf and Steve Pettyjohn both volunteered for these Committees. Robert Dashiell will consider joining the audit committee.

IX. Committee reports:

A. Governing Documents: Joanie stated that the committee completed the review of existing documents and will interact with our attorney to begin the rewrite.

B. Noxious Weeds: This committee has examined 45 properties and informed property owners of any concerns.

C. Firewise including forest health: The Board reviewed the Rain Shadow RFP and elected to move forward with their proposal after a lengthy debate. The approval was made by Joanie, seconded by John and approved by the Board.

D. Architecture: offset issues as previously discussed.

E. Maintenance (including roads): Nothing until Bob has an opportunity to address

X. New business

A. Potluck Aug. 8

B. Welcome letter

C. Members of ACC for website

XI. Good of the Order: Tree Policy needs revisiting sooner than later.

XII. Next meeting: September 14 at 9:30am via Zoom

XIII. Adjournment:

Letter from Rainshadow

To Orcas Highlands residents,

The proposed work in the upper commons area of the Highlands is essential for the long-term health and resilience of the forest. The stand, which is mostly lodgepole pine and Douglas-fir, with some hemlock and grand fir, is currently showing clear signs of stress. The pines in particular are declining due to age and environmental pressure, and the high density of trees has created overcompetition for water and sunlight, resulting in slowed growth and poor overall vigor.

Without selective thinning, a widespread die-off of the pines, as well as some of the firs and hemlocks, is likely. This would quickly lead to heavy fuel loads and a significant number of

downed trees, creating a major safety and wildfire hazard.

To prevent this kind of large-scale mortality event, the proposed thinning will reduce competition and establish healthier spacing for the remaining trees. Woody chip mulch will also be broadcast evenly across much of the forest stand to help retain soil moisture and protect root systems.

To keep the site clean and reduce fire risk, all downed debris under 10 inches in diameter will be chipped. While all species will be thinned to some degree, Rain Shadow Consulting will reduce the density of the pine and hemlock more than the Douglas-fir and grand fir. Spacing will be carefully determined and adjusted by the Forester on site to ensure the best possible outcome for the remaining stand.

We look forward to working with you to make Orcas Island's forests safer and healthier.

Thank you,

Carson Sprenger

Owner, Ecologist

Rain Shadow Consulting