OHA Board Meeting, Sept. 14, 2026, 9:30 AM

https://us02web.zoom.us/j/3444849302?pwd=TGNZTFp1VjdqcTFpSXlYUWNUL0dYUT09&omn=83361899399

Meeting ID: 344 484 9302 Passcode: L9nLAs

I. Roll Call: Bob Burke, John Felt, Joanie Knipe, Mike Shivers, David Turnoy, Melanie van Gelder. Guests: Robert Dashiell, Bob Krick, Tony Ardizzone

II. Call to order: 9:30

III. Open forum for members (15 minutes)

IV. Approval of minutes from Aug. 3 meeting - Board approved

V. Treasurer's report: Mike : $169,779 in CD
: $35,154 in savings
: $32,002 in operating account
: $4,863 in Acc Rec, of which $2,220 is 30-60 days past due
: Audits- 2024, 2025 not done yet
: New Auditor is working with Quick Books
:

VI. Old business – Bob Burke proposed renting equipment to clean up the burn area, approved

VII. Proposed committees: Joanie and Bob
Architectural, Governing Docs, Noxious Weeds, Roads, Fire Prevention & Forest Management, Emergency Preparedness, Audit Committee, Trees - Some Committees may overlap and need help

VIII. Committee reports:

A. Governing Documents: Being revised, will start working with attorney in October/November.

B. Noxious Weeds: Joanie and committee have toured all areas and there are some Scotch Broom, Hawthorne and Holly that need to be taken care of.

C. Roads: Bob is getting background information with history of what was done but needs help. David stated that he could help. 2012 Highlands was resurfaced, 2018 for the rest of the Highlands. Edge repairs and roads are in satisfactory condition but need to decide when to resurface and what would be the cost, that will allow the Road Committee on knowing how to proceed. Joanie started a document on Roads for the committee to help with ongoing budget- for maintenance work on the roads, shoulders and trees. There is a set-aside budget for Maintenance, Trees and Noxious weeds (savings Account) and any item over $500 reported to Board.

D. Firewise Prevention and Forest Mgmt – discussed below

E. Architecture: Temporary structures needing removal, contacts made

IX. New business – Fall Cleanup – will find out when burning allowed, schedule in mid to late October.

X. Trees

A. Cleanup of fallen tree on back of loop – Viking cut and moved it off the road for free, to complete the cleanup their charge would be $1,246.03. Cleanup has been completed.

B. Upper common area work to be done in October.

C. Root drenching at Kupp/Krick – This would cost $1,061 per treatment. Suggested to do twice in a year. To remove these trees if necessary - $7,224.78. It was decided not to proceed with root drenching.

D. What to say about trees in welcome letter – the following language was agreed on:

The existence of trees on the properties is to be preserved, whenever possible, for the beauty of the subdivision and the enjoyment of the owners. Clear cutting or mass cutting of trees is specifically prohibited. Please call a board member whenever you plan to remove any trees. You are not allowed to cut or top trees on someone else's property without their consent. If you have any questions about property lines - talk to your neighbor. It is also good practice to let your neighbors know when you are planning any major work on your property. The tree rules in the CC&Rs are currently being updated and owners should contact the board with questions.

E. Discussed having an annual audit of trees by an arborist, informal audit by members walking the roads

XI. Civility and ethics forms: Need to be signed by all board members and committee members, David will check with Patti to see whose names she has.

XII. Next meeting: Oct. 5

XIII. Adjournment: 11:25