OHA Board Meeting Minutes
Oct. 7, 2026, 9:30 AM

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

Meeting ID: 344 484 9302 Passcode: L9nLAs

I. Roll Call:

Present: Bob Burke, John Felt, Suzey Frank, Joanie Knipe, David Turnoy, Melanie van Gelder

Absent: Mike Shivers

Guests: Steve Whicher, Robert Dashiell, Robert Krick, Candace Krick, Steve Pettyjohn, Lee Goodwin

II. Call to order: 9:30AM

III. Open forum for members (15 minutes)

Steve Whicher requested to comment on meeting agenda item rather than open forum. Request approved. Question arose regarding open forum and whether comments should be limited to agenda items or open for all comments. David will add statement to future agendas suggesting members present their request to comment with a brief synopsis that then can be added to the agenda, along with suggested time limit, in the interest of keeping meetings on schedule.

IV. Approval of minutes from Sept. 14 meeting - Joanie moved to approve, John seconded, Board approved.

V. Treasurer's report:

Operating Account: $24,984
CD: $169,767
Savings: $43,926
Accounts Receivable: $13,752
Current Past Due: $3,000

A/R just billed. The delinquent accounts have been sent follow up e-mails, Mike will call the serious ones. Draft audit should be received soon.

VI. Old business

A. Civility and ethics forms - Two remain outstanding, Joanie will follow-up.

B. Committee structure, committees and recruiting -

Joanie indicated the wine and cheese social drew lots of interest for committees.

A draft committee communication flowchart was presented by Joanie, acknowledging it was still a work in progress. She will forward copies to Board members for review and input.

Bob Burke would like the Road Committee responsibilities to be more defined and clarified in that Emergency Preparedness, Trees, and Firewise Prevention/Forest Mgmt Committees have overlapping responsibilities. He will prepare and present a suggested definition alongside a meeting schedule. He also recommended it may be helpful for a member of each committee to attend other committee meetings as many duties and responsibilities overlap. Suggested it be an invite to committee members as opposed to a requirement considering time commitments of volunteers.

VII. Committee reports:

A. Governing Documents:

John is still working on Governing Docs for David.
Joanie will follow up with Burleigh on their progress.

B. Noxious Weeds:

Pond area needs Hawthorns removed but property is privately owned, Joanie will reach out to property owners.

C. Roads:

Bob Burke plans to meet with the Roads committee to review and present current road conditions that the committee needs to be aware of. Overall he feels the roads are in reasonably good condition and will also propose additional thoughts on utilizing some of the Roads budget to aid with overlapping committees. Initially there may be several meetings with these committees but as responsibilities become more defined, meeting frequency should ease up.

D. Firewise Prevention and Forest Mgmt:

Carson with Rainshadow expects to get to the upper common area by the end of the month.

E. Architecture: No new updates
F. Emergency Preparedness: No new updates
G. Audit: No new updates
H. Trees: No new updates

VIII. New business

A. Fall Cleanup – David will apply for burn permit, proposed 10/24 all agreed.
B. Money for noxious weeds, etc. for folks who can't do or afford, see email of Sept. 24 Board questioned the legality of transferring funds, it was suggested members could reach out to the County for assistance.
C. When to have tree audit - Bob Burke raised concern that a professional tree audit may obligate us to remove or care for trees in the right of way immediately, suggested a more informal audit by the Board or Committee members then questionable trees could be presented to the Board for action.
D. Tree policy/fire risk/insurance cost -
   Steve Whicher, Homeowner, expressed concern about the cost of insurance due to forested area and feels the tree policy may be restrictive. The Board acknowledged

insurance rates add another layer of complexity in re-writing our tree policy and will be considered going forward. Suggestions were made to have a private tree audit done with our local Fire Department which may aid in lessening insurance costs.

IX. Good of the Order: No items

X. Next meeting: Nov. 4

XI. Adjournment: 11:30AM