

Orcas Highlands Association Board Meeting Minutes

Sept. 9, 2024, 10:00 AM

I. Roll Call: Members present were Bob Burke, Robert Dashiell, Susie Frank, Steve Pettyjohn, Mike Shivers and David Turnoy. Brian Ehrmantraut was not in attendance.

II. Call to order: David called the meeting to order at 10:05 am.

III. Approval of minutes from July 8, 2024- Steve made a motion to approve the minutes, seconded by Robert and the motion passed by unanimous consent.

IV. Treasurer's report: Mike presented the Treasurer's report stating that reserve balances totaled \$128,898 (\$75,000 CD) and the operating account balance was \$40,783. Account receivables for delinquent dues were \$3,254 which has been significantly reduced by placing calls to the members by David and Mike. The calls were well received and the overall issue seemed to be a lack of communication via emails (incorrect or delivered to the member's spam). Those issues were resolved with Patti's assistance and no further actions are required at this time.

V. Old business

A. Trees update – Alders on Discovery by Shelbi and Patton may be on the on ROW. They were addressed with Rain Shadow and were assessed to be healthy but will be evaluated annually. The Alder (possibly dead) positioned to cause potential damage will be evaluated and Bob will speak with Aaron about removing that tree. We discussed receiving bids for the removal from Scott Brooks and Rain Shadow. We will have an update at the next Board meeting.

B. Paving Highlands (option for driveways) – We are still waiting for a response from Lawson. Island excavation may be also an option to evaluate the road edges. It is anticipated that it will be an expensive undertaking. The minimum at this point is patching where needed.

C. Mowing – The board opted to contract the mowing of the ROW. Bob had attempted several options that the board might undertake on its own without a third party. Those proved to be very time-consuming without satisfactory results.

D. Map (with email addresses) Steve has continued to reach out to Jens without success in procuring the base map that Susan had utilized. Robert volunteered to help with the digital files and assist Steve with moving forward on updating the map. The board discussed again

the option to include email addresses with the map update. The consensus was for the members to opt in to adding emails and to have it as a separate addendum.

VI. Committee reports:

Policy: The date to begin revising governing documents was tentatively set as a winter project. Chris Graham has offered his assistance and will be included in the process. Robert provided a link to the Board the relatively new state laws pertaining to HOA's (RCW 64.38) prior to the September meeting. The Board members had reviewed the documents with varying degrees of diligence. It was recommended that a detailed review of the new laws be conducted by the Board prior to the next meeting in November.

Architecture: No new business to discuss.

Nominations: Several members have expressed an interest in seeking Board positions. Two of these are Candance Krick and Mark Hansen. The Board will continue to encourage members to be active in community activities as well as seeking Board positions.

Firewise: Approval has been received and we may add the dates to the existing sign(s) without securing a new sign.

Roads: See above discussion (Old Business- Paving)

VII. New business

A. Fall Cleanup – Discussion centered on having two clean up weekends to allow for a more efficient process with the burn area. Several burn piles exist and managing the process is extremely important. David will send out an announcement for the clean-up days.

B. Great Island Cleanup – Encouraged participation by the members the week of Sept. 21

C. New mailbox size - U.S. Post Office has a new policy on size as of May, 2024, the Board will not restrict any new box sizes as long as they comply with USPS regulations.

VIII. Good of the Order: Thanks to Joanie's noxious weed committee and Bob for trying alternatives to our ROW mowing maintenance.

IX. Next meeting: Nov. 18 10am via Zoom.

X. Adjournment at 11:05 am.