

Minutes OHA Board Meeting  
March 10, 2025

- I. Roll Call: Members present were Robert Dashiell, Brian Ehrmantraut, Steve Pettyjohn, Mike Shivers and David Turnoy. Members not present were Bob Burke and Susie Frank. Also in attendance was Lee Goodwin
- II. Call to order: David called the meeting to order.
- III. Approval of minutes from January 13, 2025, was made by a motion by Steve and seconded by Brian. All members present approved the motion to approve the Minutes.
- IV. Treasurer's report: Mike reported on the bank balances that reflect \$55,746 in the operating account, funds saving account balance of \$57,010 and a Reserve Certificate of Deposit of \$76,780. The total reserve / funds available for capital expenditures is \$133,790. Accounts receivable (dues) are substantially current at less than \$2,000 over 60 days old. Significant delinquent accounts will be called by Mike.
- V. Old business
  - A. Trees update – Alders on Discovery by Shelbi and Patton on ROW will be cut by Scott Brooks. Robert suggested that small trees be cut along the ROW before they grow too large, that small trees should be cut periodically perhaps every five years.
  - B. Paving Highlands (option for driveways) is still pending waiting on the bid. The potholes that have been identified may be repaired using cold patch. A discussion of these repairs and the process was conducted. Lee volunteered to store the cold patch at his garage.
  - C. Washington water confirmed that the unit outside Kelly house on Highlands is drivable. A discussion about removing rocks located at that location resulted in a consensus to leave the rocks.
  - D. Map (with email addresses)- Steve and Robert are working on the final product and they will request updated information from Patti. It was agreed that we will add email addresses as available unless a member makes an objection to having their email address added.
- VI. Committee reports:

Policy: Update on committee to revise documents revealed the difficulty in having any changes ready for the annual meeting. The process is handicapped by the potential changes in association's requirements proposed by the State. An extensive discussion was held about opening the process to all members of the Association for suggestions. The consensus was that the discussion on the broader involvement continue and to solicit the Committee's input.

Architecture:

Nominations: Board members were encouraged to solicit potential Board of Director candidates. Steve indicated that he would like to step aside while taking on assisting Bob with the burn pile. It is anticipated that Bob may need to move on from that duty and Steve can assume that responsibility.

Firewise: Nothing to report.

Roads: No additions to comments previously outlined above.

VII. New business

- A. Spring Clean-up – dates will be determined at the next Board meeting in May.
- B. Annual Meeting – Anticipated that we will continue the Zoon format and the date will be late June.
- C. Major expenditures- it was suggested that the Treasurer’s report include a list of major expenses that exceed \$500. The expenditure that would be disclosed based on this threshold would be the snow removal of approximately \$4,200.
- D. Website questions – a request was made by Robert to have the website updated. Specifically, removing old information and addressing the need of cookies.
- E. Great Island Cleanup- David indicated that this is scheduled for the week of April 22 but he will confirm the date. The Association has modest participation, and we will seek greater participation through member communication. Our designated area is from Moran to Country Corner.

VIII. Good of the Order: Mike updated the status of the membership to Washington Community Associations which is on hold. OHA had a previous membership when Chris Graham was President. Attempts to join require Chris to assist in the process.

IX. Next meeting: May 5 at 10am via Zoom.

X. Adjournment: The meeting was adjourned at 11:00am Pacific daylight Savings time