

OHA Board Meeting  
March 7, 2017

- I. Roll Call: David Turnoy, Marcia West, Nathan Ahrens, Dennie Carter, Ron Claybourn, Lee Goodwin, Chris Graham, Jens Kruse, Roxy Marck
- II. Call to Order: Roxy Marck called the meeting to order at 6:06.
- III. Minutes of OHA BOD meeting dated 1/31/2017: Approved.
- IV. Committee Reports:
  - a. Policy: Members are Chris, Jens, and Roxy. Jens suggested that the policy committee meet in late March. Policy committee will tidy up some of the issues with the organizing of the documents.
  - b. Mailbox: Nathan proposed building a new structure similar to the current structure but about ten feet over to the east, would allow use of old structure until new one done. Ole Jensen has been suggested as a builder. David suggested we have Ole give us two bids, one for a simple structure, one for a fancier structure that sets a tone for our neighborhood. Ron asked if PO might consider a two week hold for our mail while the new structure is built, this would enable building the box where it currently is. Nathan mentioned people checking their mail on the road side are kind of in the road, this wouldn't be the case if we moved the box over. This area needs some more gravel. Nathan will move forward with this. Lee suggested getting approval of postmaster before going ahead with moving the mailboxes, making sure it is still on county property. Ron will send Nathan a map that shows where OHA property ends and county property begins.
  - c. Water: Call from OPALCO's Jay Fowler re: Kirby property, question about their new garage being on top of a water line, Lee doesn't think the water line is close, but Roxy and Carl will check it out, Marcia will try to meet them there. Marcia got the map on the computer, the water line shouldn't be a problem. Nathan says OPALCO is putting in a new power line, could put in a new water line at same time, perhaps share cost. Ron says we still have a leak on Highlands, Carl seems to have isolated it. Apparently there was a valve to the line at the bottom of Highlands and Colorado that wasn't closing all the way. Lot 15, the Dahl property, needs water to it. Another customer is questioning the accuracy of our meters, Ron ordered three new meters, one for the new Dahl property, one for Zier, and an extra either for the questioning member or for Carl. Lee did a lot of calculations about the losses of water, Ron modified Carl's spreadsheet to indicate important losses, Highlands was losing 54% of the water. Other parts of our system up to the pumphouse are only losing 3.4%. Colorado line has been losing 2,500 to 3,000 gallons a day. A new 3 inch meter costs \$900 plus labor, and Ron also bought the electronics (\$171) for this. The smaller meters (3/4 inch) are \$185 each including electronics.

Stewart Mehlman has worked with Ron on Due Diligence report (to send WWSC). When Ron returns March 16, he will look at when we can start using the electronic meters, may have a few meters running by end of March as a test, all of them by end of April. Roxy asked Ron to send an email with the names of people on the water committee. Other members include Lee, Carl, David, and possibly Richard Strauss and Stewart. Question about making the purchases and piece-mealing our water system, perhaps a need for a more comprehensive approach. Ron felt these were needed but minor purchases the Water Committee should make, so he made the decision to purchase. The renter Marcello in Otter's Lair who lost extremely large amounts of water last summer intends to purchase the property from the current owner Murphy, he has paid the January bill and wants to settle up the outstanding due to his leak rather than leaving it up to the owner. Carl had to make two trips to the property, David proposed charging the cost of the water and Carl's expense. Lee proposed a reasonable compromise of \$1400. Dennie said our annual water cost/billing yields a profit of about \$9,950. Our surplus through Dec. 31 is \$7,700. Because of the leaks this year, we aren't currently generating a profit. Roxy proposed just having him pay what he owes, remove finance charges. Lee: Our rate structure is not designed to account for major leaks, rather for people using lots of water. There have been three major leaks this year. Ron proposes considering a new policy, as a huge leak puts you into the higher tiers of cost. In Chris's situation, where he lost 189,000 gallons in one month, the difference is about \$1200 at the lowest tier vs. about \$3500 at the highest tiered price. Roxy warns that by making adjustments for leaks, we may have problems in the future. Lee suggests treating each instance individually, Roxy says we need to be consistent. Ron suggests making a difference between accidental human error (leaving a hose on) vs. a burst pipe or something else that one can't control. Jens says we need to codify these distinctions, e.g., stupid accident vs. unavoidable accident, and make it public. We have an old system, Dennie says, and we may have large leaks. Ron says we have a culvert policy on our website, we should do the same with this issue. Ron says water committee will draft this and submit to board. Roxy asked how Washington Water would deal with this issue. Perhaps we should have a special rate for big leaks. Based on the policy Ron's committee proposes, we will vote on it. Cost for Carl doing his monitoring of the Mirada tank and other work for the last month was \$2600.

d. Road: Norm Flint's bill up to February 8 for plowing and ice melt is \$10,545. We need to tell people in the newsletter about the amount spent on this and the fact that people need to either equip themselves if the roads are really bad or they need to stay home and change appointments. Roxy suggests talking about this at the annual meeting. Roads Committee will have to adjust standard for the condition of the roads so we don't spend so much.. For this year's road paving, the question is whether we do some repairs by Island Ex or go with some asphalt with Tom Lawson, as it doesn't look like other associations will be chip sealing this year. Lee gave some background on this, that Harvey thinks asphalt will be the better longterm deal, Bea and Bob Burke gave a lot of information at our meeting. Nathan said that Bob said if the asphalt is properly prepared and applied, it could last twice as long as chip seal. No decision yet.

e. Firewise: Biochar report sent by David.

- f. Nominations: Meeting next Monday with Jens, Moana, Roxy. Dennie is thinking about leaving his position.
- g. Insurance: Lee has annual renewal questionnaire, just filled it out and sent it in.
- h. Architectural: Marcia suggested not doing anything related to multi-family dwellings, ADUs, renting out other units on property, etc. She feels there has been too much that has happened in this area in the past that it may sink the whole proposal. Discussion ensued, decided not to address this now but maybe save it for later. ADU language is being removed from section 2. Reference regarding ADUs will be in guidelines in working documents, not part of our governing documents. Chris has not sent the whole revised draft back to Leahy yet. We want the 1200 square footage requirement in the architectural guidelines. Chris gave a report about what has been going on with the revision.
- i. Welcome: Nothing for Roxy to report. She would like each committee chair to send info to her that new members would need to know.

IV. New Business:

- A. New Water System Maintenance committee to work with Carl to do preventative maintenance. Think about being on it. Carl will be at our meeting next month.
- B. Send committee reports to Roxy for newsletter.

VI. Next Meeting scheduled April 4, 2017

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:11.