

Orcas Highlands Board Meeting, March 27, 2014 (by phone)

Called in to Ron Claybourn's home. Ron greeted Lee and Duffy who were both on phones while Ron, David, and Phil were present. Denny arrived a little while later. After asking Ron, he said that I could take notes if I liked.

Ron called the meeting to order at 7:06

Approval of Minutes of 11/06/2013, approved with no corrections.

Ron and two other board members met with Rachel Dietzman of San Juan County yesterday regarding the speed limit sign posted near the mailboxes. Ron said that there is a resolution from 2000 and if there were no established speed limit the county would assign a speed limit. He also said that there is no clarification as to why no speed limit sign was posted after 2000 and that now at this late date one is posted. Evidently the county did a "traffic study" in 2009 for volume and speed. It was determined that if residents drive slower, there is no incentive to make changes. We have 30 tips per hour in the Highlands. The average speed was 19 miles per hour. Lee asked which area was being studied. Ron said that it was by the mailboxes at Olga Rd. David said that they might do another "speed test". He said that Rachel said that we may take it to the Council and that then a new speed study would be done, and that would lead to an engineering report and then the subject would go to the County Council. In the past some speed limits were not changed after this sort of review. Rachel offered to put in two other speed studies to give us data for our members showing that residents are driving reasonably. The end of the county road will be posted and they will also return the "Children at Play" sign. Ron said he also remembers a "Stop for Children" sign and will request that be posted as well. At \$25 per sign we can get signs for speed limits for posting within the association. Lee said that would be a good idea. Ron said that this is really a summary of what has occurred but he wants to hear from all board members if they think that we should post the county specs on speed limits (Res 91-2000) on the association website. He noted that Lindsay Way had a reference for 25 MPH recorded Aug. 2000.

With regard to maintenance of culverts, Jackie Daigle took photos for the county to review. The result is that Shannon Miller will come out and take a look. Many of the trenches have never been attend to according to Phil. It was asked if it was possible that the county would vacate the road. Also, how did that section become a county road? Lee said that he thought that it was established for the fire department to provide a good initial access. He added that in 1970 the board was not in existence. Lee asked if Vusario is similar, and Phil said no it isn't. Rachel Dietzman said that the Golf Estates did try to have their speed limit reduced as one homeowner drives too fast. Ron commented that his meeting with the county was productive but came to no resolution.

David asked if we'd be sending anything relating to the discussions on the roads out to the general membership. Ron said that he'd write something and send it out to the board members for review. He also said that we could immediately post a sign after the county road with a lower speed limit. At least that will show that we attempted to have a reduction of the speed limit.

Ron asked for approval for 2 board members to go to a Community Association at the cost of \$250.00. He said that he thought that it would be good. Lee mentioned that the meeting has been good in the past and he is in favor of continuing. He said that Bea was a member and sent out announcements for participation in the past. He also said that we don't have Bea's contact info. Log-in etc. Ron will send it out in an email tomorrow.

**TREASURER'S REPORT** Dennie said he didn't have a full report at this time. He said that there have been no major expenditures on roads or water so the balance as of the end of Jan is close to those of the present. Water fund balance is \$31,150 so it will have changed, road fund balance is \$37,310 and we may have disbursed some for winter plowing by Norm Flint. Norm's rate is \$250. Ron said that he has not seen an invoice from Norm. Dennie said that he does have some documents updating the signers on the Morgan Stanley account (Phil Turner, David Tournoy, Ron Claybourn, and Dennie Carter). He said that we are being charged an annual service charge on this account. Dennie said that he would like to update the signers on both accounts so that they are the same. The balance on the Morgan Stanley account as of January 31, 2013 was \$15,432. David mentioned that the community foundation does not have a viable avenue for investing funds. Denny said that all of the money is amalgamated into a single fund. He said that Morgan Stanley is charging us about \$100 per year. Ron said he is asking for a monthly report for accounts in arrears. As of Feb 18 we have \$2400 in the red and mainly for four accounts, Sharon Ferguson/Carpenter, Kobayashi, Mehlman, and Susan Roach. Ron is trying to update new owner info so appropriate bills are being sent out.

**OPERATIONS INFORMATION** Lee said that there are no leaks evident from the figures and date. He doesn't know if Carl has been doing system repairs. Ron said that Carl reported that there were still some system leaks on Highlands Dr. between Shelton and Weeks. Lee said that we did repairs there in the past. Carl told him that about 700 gals. Leak there and he will have someone from Washington Water come and test for them. Lee said that Carl did some repairs in that area last year. Ron said that there is still a problem in that area.

Ron said he sent the Water Committee meeting notes out and he'll talk with Carl about the situations. Ron's also said that we do have some money to make some repairs as needed. Lee said that we have a Water Committee and need to have a meeting late spring. Ron would like to have a better idea of the water situation prior to the annual Membership Meeting. Lee said that we can compare Washington Water bill to what we have billed members.

**ROADS** Ron said that there might be a schedule for upcoming work. Lee said that Bea suggested that the backside of Discovery Circle needs work but Lee doesn't agree. Lee said that we should have work done on Switchback. Ron said that we should take a look at the roads to determine where repairs are needed. He noted that Bea was an advocate for sweeping the roads. Ron said we should look as to when the last sweeping was done. Dennie said he would look at past invoices regarding road repairs.

**UNFINISHED BUSINESS** Ron said that most pressing issue is Minnerick's letter. Evidently Minnerick called during our meeting and Ron said that he'll pick up the message later. Ron and David met with Mr. Minnerick yesterday and he was very friendly, but mentioned that he has had 2 bouts of cancer. He also slipped in a grease pit and had a hip replacement. Lee said that he is a very nice guy and that he wants to do thing correctly. Lee asked if David saw the wiring problems when he met with Minnerick. Lee mentioned that the electric panel is in the crawl space, and that he and Jim did crawl in there once. Ron said that Minnerick is fully intending to make appropriate repairs. Minnerick told him that he didn't want his brother in law contacted and that he may have his own problems. Lee said that this problem with the house has existed since 2006. Ron said that Minnerick needs to exert himself over his tenants to clean yard. Ron said that Minnerick needs to deal with the appearance of the property.

Lee said that the Strauss property fence is 10 feet away from the right of way for the road. Phil said that he'd take a look at it. Ron said the Richard Jordan says that the fence is in the right of way. Ron said that he'll look into the CC&Rs to see if a fence needs a setback.

Evidently Minnerick's call was regarding an encounter with a guy that he recognized (Ron will get clarification on this). Minnerick's tenant was a witness to the encounter. "It was confrontational" he said. Jackie said he should call the sheriff. Minnerick said that Ron should call him after 9 Am tomorrow and he'll give Ron details. Minnerick will return Monday with a truck to remove stuff from the property. Lee asked if they were doing any construction at the property yesterday. Ron said that they were not.

WASHINGTON WATER Ron said that he'd talked with them about water service and that he'll get further information from Roy or Mike Ireland.

COUPLE OF FUTURE DATES Fire Wise cleanup...Judy suggested hiring Bob Berdan and his chipperto clear the path for a buffer behind Tall Trees. Dennie said that we have never approached spending the Fire Wise budget. Ron believes that there may be as much as \$6,000 in that. Lee said that Judy got grants for some fire wise work in the past. Perhaps we should ask her if we should try for grants again. She also should know where we should be spending the monies. She did offer her assistance and will be available to give guidance in this. Ron said he would look to Judy to be the resident expert on this.

Ron wants to consider our own cleanup. Branches and other debris along the roadside. We may need a work party to remove debris from roads. He said that we do have some money, perhaps even road funds, for this. David will help. Ron said he met with Phil Schultz about stuff taken to the burn pile. He did burn whatever was there. The burn pile is now clear. June 7<sup>th</sup> is a good day for fire wise cleanup purposes. June 21<sup>st</sup> is the annual association meeting. Lee said that we might need to hire someone with a chipper prior to June 7<sup>th</sup> to clear the roadway. Ron said that cleanup needs to be done well before that date.

Ron said that he wants to announce in the quarterly newsletter that we want potential new board members. Do any of us have suggestions for new member? Ron will contact OPALCO to arrange for the meeting room for June 21<sup>st</sup>.

David suggests that someone be appointed to be in charge of Fire Wise Day. Lee said that the main function is cleaning up by mailboxes and surrounding area. He also said that there is no hose at the upper burn pile.

Ron said that he has now found out that setbacks are 20 feet from the front line of property. Lee said that our property lines are "right away" lines. Phil said that a structure might be defined to exclude a fence. He is of the opinion that it is not a structure, as it has no foundation. It would be a tough call on this. Lee said that we'd have to get a legal opinion on that and the Strauss would probably resist. Lee said that we need to keep in mind that we have to worry about Richard Jordan. Lee said that the fence issue must come up often. Phil said it does but it depends and fences are usually exempt from these restrictions. Unless we are really on firm footing on this we should avoid it.

Ron adjourns the formal meeting and is open to continue to chat.

David moved and Phil seconds and the meeting is adjourned at 9:28.

Submitted by Duffy King, Secretary