

OHA Board Meeting – July 5, 2006

In attendance were: Bea Von Tobel, Judith Cook, Jim Hennessey, Lee Goodwin, George Marks, Gilbert Agnew, Dennie Carter Diane Dallas and Francie Peto.

The Meeting opened at 6:15PM with the information that our minutes are available on the website as well as firewise community information. Judith Cook is going to submit a list of fire safe and shade tolerant plants which will be good for replanting if and when we all take out our Ocean Spray plants.

Agenda Items Discussed:

1. **SCHULZ PROPERTY:** The Schulz Property Owners continue to ask the BOD to move the pumphouse, move the easement for the pipelines.
The work that was done to repair and replace the pipelines along their property line was all done within 24' of their easement which is within the 30' of our allowable easement for the road and utilities. The CC&R's of our Orcas Highlands Homeowners Association allows for a 25' setback from the road and utilities. San Juan County allows for a 60' setback, 30' from the center of the roadway on each side.
Bea and other representatives of the BOD have promised the Schulz family that we will clean up the area around the pumphouse. It is also promised that we will be careful to turn off the pumphouse light when we are finished with the work on it. We will also spread grass seed in the late fall after the rains have fallen. It is important to state that the issues the Schulz family brings forth are moot due to the fact that the areas in question are easements and any alterations, additions or deletions of plant material on these easements are within the legal bounds of the OHA.
2. **WATER REPORT:** George stated that there is still work being done on the pump and the new pipes will be hooked up soon. George cautioned the Board to try and find a better manner in which to test the chlorine levels in the water in our OHA pipes. The current test strips appear to be giving incorrect readings. Bea suggested that we may have to install a chlorinator next to our pump house to boost the chlorine content in our water....this is "future think" at this point.
3. **JON WHITE:** To date, the board has not heard back from Jon White subsequent to the letter delivered to him regarding the trees that he removed from the common area of the Highlands and the easement for power that he has requested from OHA. Bea will contact Mr. White to see if he has any current thoughts or decisions and to ask him when he will complete the work required to prepare the land for replanting. (Diane Dallas stated that the down trees are gone.)

4. OTTER’S LAIR: Bea distributed a chart to the Board members that shows the flow of the Rosario Utilities Water to the Highlands and to Otters Lair:
It is suggested that OHA set up a meter at the Otter’s Lair entrance to determine how much water is being utilized by Otter’s Lair. Gil and Francie suggested that the OHA assess a fee to each of the properties in Otter’s Lair for the purposes of maintenance of their water system. (The Otter’s Lair owners do not currently pay any maintenance fees nor do they pay in to our HOA general fund through dues.)
Judith Cook set forth a motion to have an attorney look over the Otter’s Lair Quitclaim deed that discusses the sale of the water system from Rosario to the OHA. Motion was seconded by Jim Hennessey – passed unanimously.
Francie Peto will communicate with the attorney and request that the deed be Read and offer her opinion.
 5. BOBINK apartment division and our complaint to San Juan County regarding the illegality of this rental. San Juan County has responded to Judith Cook’s letter of complaint and it appears as though the County position is that the Bobink apartment is in compliance with the “internal ADU “ allowed within a single family dwelling. Judith will contact the County one more time to request clarification about the safety issues that were not addressed in their last letter. She will also, in this letter, ask for more clarification on the “internal ADU” issue—does this refer to one or two additional units within the initial home.
 6. FIRE MITIGATION WORK DAY: The work day will be July 22nd and the Board of Directors said that we appear to be ready!
 7. Francie discussed that she would like to bring a DVD next meeting on “Peak Oil” to begin a long term discussion of the issues this film brings to mind. (For example: community garden, transportation, fire mitigation, sharing of resources, etc.)
- Meeting was adjourned at 8:14PM.