

O.H.A. – B.O.B. MEETING MINUTES 9-5-06

The meeting was opened by President Bea VonTobel at 6:35PM with Judith Cook, Jim Hennessey, Lee Goodwin, Diane Dallas, Dennie Carter, Francie Peto in attendance.

1. PUBLIC ACCESS TIME: Orcas Highlands Homeowner Timothy Thomas appeared before the BOD to advise the Board of an incident in which he was involved. On a Sunday a week ago, he and his wife were walking around Discovery Circle when Tim experienced an unprovoked dog attack. The large dog owned by Harv and Barbara Holley at 728 Discovery Way, bolted out on to the roadway and bit Tim in the back of his lower leg. Tim showed us photographs of the injured leg and the punctured skin with a hematoma visible surrounding the site. He was wearing long pants at the time, and the bite went through the fabric. Tim and his wife were both traumatized by this incident. Tim was frustrated by the seemingly curt and uncaring manner in which Barbara Holley spoke with him right after the attack. Tim required some medical attention to clean and dress the wound, and a tetanus shot. Tim thanked the Board for listening to him and left the meeting.

The Board members discussed the event and the issue of dogs. It was agreed that the next newsletter and our website will both discuss the fact that our CC&R's state that household pets must remain on the property of the owners. Additionally, Bea will write a letter to the Holleys.

2. APPROVAL OF MINUTES; The minutes were corrected and then approved by all members.
3. BUDGET ITEMS. Bea discussed the homeowners who are severely in arrears of their dues and payments. Some liens have been applied. Treasurers report was thorough and approved by the Board.
4. ROAD REPORT; Tall Trees Trail is completed. The road will be 12 feet wide of chipseal with an additional foot on either side of gravel. This road is crowned and this will allow the water to drain off the chipseal and into the gravel. Bea advised that she has bags of cold patch behind her garage which can be used by any homeowner to fill potholes. "Come and get it".
5. WATER REPORT; Carl Capedeville reported to Bea that the valves match the pipes and pump and things are well. One new connection to water has been added recently.

Rosario Overhead fees: The overhead fees billed from Rosario will be sunsetting This coming February. Judith Cook made a motion that the Board recommend the OHA continue to collect an amount equal to the Rosario Surcharge which

will be maintained in a capital improvement account for the future. Motion was seconded by Jim Hennessey and passed unanimously by the Board. The issue will be brought before the membership at the annual meeting.

Bea addressed the Board on the topic of Otter's Lair and the issue of their water (See minutes of last meeting).

6. JON WHITE ISSUE; This concern appears to be moving slowly and without commitment from Mr. White. The burn pile has been tided up, the placement for utilities has been altered and looks as though it has been changed, yet when taking a closer look, the utilities hookup may not have been moved, but "snubbed off". Additionally, some work needs to be done on the new driveway so that the potential runoff this winter may be mitigated. After much discussion, the Board decided that since Mr. White is behind deadline on the demand letter sent him in June, another letter will be sent to him which will state that if he does not comply with our demands in a timely manner we will take legal action.
7. SCHULZ PROPERTY ISSUE CONTINUED; Mr. Schulz has taken about 8' of the easement out of our county road and placed fence posts along it, and he has erected a gate which is on common property. The Board plans to get a survey completed to identify the lot line markers in this area which will assist in verifying his property line as it joins community property. A letter will be sent to the Schulz's which will advise them of the aforementioned, and to let them know that they will be requested to pay half of the survey fee. In addition, the Board will ask that the Schulz's stop, all future work until the issue is solved.
8. BOBINK issue: Judith Cook advised us that the Lawyer for the County who handles civil matters, stated she did not have to handle this issue. Her statement was to take it back to the Planning Department. Judith contacted the County Planning Department and is awaiting their response. (She is, however, not holding her breath!) The Board will give this issue some time before taking any further action.
9. MAP: Jim Hennessey reported that there were three corrections folks made to the map, mostly in the form of phone numbers. The new version is in a PDF file on the website and available to any homeowners who request it. Judith asked Bea to include in the next newsletter, a reminder that the Orcas Highlands Map is not only a map but a serious EMERGENCY NOTIFICATION PLAN.
10. WILDFIRE MITIGATION; Kevin, who has been our contractor for removal of brush and mowing, suggested that the new area which has been cleared above the mailboxes may be used as a community green burning pile in the future. This would save the cost of hauling the green waste to Olga.

Meeting was adjourned at 8:35 after the decision to table the video "Peak Oil" until next meeting when all members are present.

