

- I. Director and new OHA member introductions
- II. Call to Order at 1:05.
- III. Volunteers to approve the contents of the minutes as submitted: Peter Bohr and Carol Owens.
- IV. Special recognitions
- V. Nominations and elections of 6 Directors
 - A. Disregard ballot affirmation of Chris Graham as Director. Brian Ehrmantraut stepped forward to run for director, Bob Burke will be interested in the future. Incumbents Marcia West and David Turnoy up for re-election, new candidates Steve Whicher and Bob Wyatt.
- VI. Reports:
 - A. President's Report (Roxy)
 - 1. Introduction of new bookkeeper: Marcia West. New mailboxes installed. Lee will make sure that lockbox gets installed. Owners are encouraged to wash off their mailboxes.
 - B. Water Manager Report (Carl Capdeville): He was called away and unable to attend, but the water committee had a recent review with him and is up to date.
 - C. Treasurer's Report (Denny): Questions about best practices, reserves, auditing. We are actively pursuing an audit, probably in August. This would normally cost about \$4,500. Question from the floor about how many directors are required to approve a check disbursement, answer is 3.
 - 1. IRS Tax resolution (Association Resolution for Revenue Ruling 70-604 Election-Excess Income Applied to the Following Year's Assessment): Chris explained the purpose of the resolution. A motion was made and seconded to approve the IRS Tax Resolution. Motion was approved by a vote of the membership.
 - 2. Financial report was made by Dennie Carter. Copies distributed at meeting and will be available on OHA website.
 - 3. A/R Aging status: only about \$3,100 in aging right now. The >90 days ARs is \$745; OHA's lowest level in many years.
 - D. Policy Committee Report (Chris): Roxy asked for volunteers, Chris talked about our functions and need for risk management. Chris wants to create a document to provide instruction for future boards (best practices manual). Chris will continue to participate as a volunteer on the committee. David Selwyn and Carol Owens volunteered to work with the policy committee after the meeting. Mary Anne Owen also volunteered.
 - 1. Q&A regarding proposed changes to CC&Rs: Denise suggested that we need to be aware of risk management issues. Chris explained that we need a certain kind of language in our CCRs in order for the ACC to be able to publish its architectural standards/guidelines. Goal is to prevent future litigation. There was considerable debate on the issue. Bob Wyatt recommended that a "lessons learned" folder be added.
 - 2. Enforcement of the CC&Rs: Members made several important points about BOD having fiduciary responsibility to enforce CCRs (Selwyn, Ambler), how values are directly impacted by many things the BOD does (Winer), that several were quite supportive of the CCR amendment.
 - E. Water System Report (Ron): Lee gave the report; we have found and repaired a major leak on Highlands & Colorado, hope to have fewer water outages. Should we replace all our water lines? Our water manager does not think so; he has some recommendations for us to spend modest amounts on the system.
 - 1. System upgrade to electronic meters: We need some computer code written to have this online. Marcia and Ron will get it done this summer. Lee asked about hiring someone to create the computer code instead of having Ron and Marcia do it. Marcia said it would cost thousands of dollars, require local knowledge of the water system, and we've already spent a considerable amount on the system.
 - 2. Current water rates and revenue: Revenue vs expense was shown in Treasurer's report as \$4K surplus, which is about normal and BOD believes appropriate.
 - 3. Line replacement on Highlands
 - 4. Proposed meeting with WWSA General Manager: We are hoping our documents submitted to WWSA will result in their purchase of our system. If they buy us, our water rates would go down because they would charge us differently than now (bulk customer vs. individual customers). Would they pay us, or will we have to pay them to take over? We don't know yet, and will report to the members.
 - F. Road Report (David)

1. Status of repair work: Under Roxy's mandate, a roads committee was formed consisting of David, Harvey, Lee, and at times Ron, Jens, Marcia, Bob Burke, Nathan, Bea, and Matt Minnis. We had multiple visits from local excavator and roads prep Paul Vierthalter of Island Ex, asphalt contractor Tom Lawson from Friday Harbor, and even a visit from our chip seal man from the mainland Tom Doolittle. In addition we consulted other roads experts to try to master this topic, and David has been in contact with the roads managers of the other associations on the island.

Discuss pros and cons of chip seal vs. asphalt: look, expense, length it lasts, etc. Long term the best investment might be asphalt, but most do not want suburban look here. Instead we will do some asphalt repairs: Switchback dip, Switchback curb by Mary Anne Owen, end of Lindsay (chip seal and turning around not good), shoulder breakdown of Discovery by Agnew. Will cost about \$14,000. Tom Lawson and David will meet this Tuesday to pin down everything. He has been very busy with the library parking lot and Moran State Park.

Island Ex will make many repairs this summer: potholes and shoulder deterioration throughout the Highlands. Shoulder shaving, at a cost of about \$16,000, will be done in September.

Summer of 2018 will see major chip sealing by Doolittle. We save when we do more at once, also when more associations are using him and splitting his mobilization cost. We will double coat Discovery Circle, single or double coat Colorado, and at least single coat Discovery Way, Lindsay, Switchback, and possibly Tall Trees. Highlands was done just a few years ago, so it won't be up yet. We don't have specific numbers yet from Doolittle, but because he will charge up to half less for doing it all at once, we may be able to afford this without raising our road fees.

Question about speeding cars, Roxy explained what we have done. Possible repair needed in front of John Kelly's. David will check it out; can get Island Ex to repair. Arthur would like some potholes on Lindsay filled; Lee and David will address that. Naomi suggested waiting on grass cutting until wildflowers are done blooming.

2. Q&A regarding proposed assessment for snow/ice removal: Spent \$14,383 for snow, also grass cutting \$1746, total \$16,129. Marcia says that we spent actually about \$12,000 on snow removal. Ron Ambler liked what we did on snow removal this past year. Cindy Carter said Norm plowed their driveway too many times, plowed into shoulder, needs smoothing out. David and roads committee will deal with this. Carol said that criteria are not consistent as to when plowing happens. Brian says to call 911 if you have a medical issue; don't wait for the association to plow. Criterion for Norm to plow is 4 inches of snow. Roxy suggested a fund that people can contribute to: perhaps people higher up should bear the brunt of the cost. Bob Wyatt thinks we need to consider the value of a human life - we need to fund the snow removal and ice melting. Cindy argued that we need to pay equally to maintain roads. Steve Whicher suggested looking into using sand, much cheaper than ice melt.
- G. Nominations Committee (Jens): We need a more diverse group of homeowners to serve as directors—the current board does not represent the demographics and is not geographically representative either. We also need more volunteers on this committee.
- H. Welcome Committee (Roxy): Roxy formed this committee to insure that new owners are welcomed to the Highlands. Carol Owens will join Susan Kunk on this committee. Donna Burke also expressed interest.
- I. Firewise Committee (Roxy): We are trying to resurrect Judy Cook's plan. Roxy recommends we spend the money allocated to this each year to hire a logger/arborist. A fire perimeter between OHA and Moran State Park was cleared, next item is supposed to be the area along Olga Road to the east of the mailboxes. Brian and Bea are on the committee. Carol says there is no fire prevention going on in Moran, as they don't have personnel. To get Firewise grants, they want to see ongoing work. Roxy pointed out the map that has the emergency communication information on it. Susan Kunk will be updating. It is on the website. Harvey says that spending money to clear dead stuff is fire insurance.

VII. Unfinished Business

VIII. New Business

- Member input into dues and fees increase
- Centurylink's cable may be approaching the end of its useful life, according to Judy Winer. She wants to know if OHA is doing anything to get fiber optic.
- Bea presented information on obtaining fixed wing insurance for med flight.
- Brian says that he can get communications out during power outages because he has both alternate power and communication, so come by his house in case of emergency.

ANNUAL HOMEOWNER MEETING
Eastsound Firehall Meeting Room

ORCAS HIGHLANDS ASSOCIATION
June 24, 2017, 1 p.m.

- E. It was noted that PogoZone has acquired Mt. Baker Cable and can provide all communications (internet, phone, TV). This cable is currently in place throughout the Highlands.
- IX. OHA Member Forum
- X. ADJOURNMENT: 3:55.