

ORCAS HIGHLANDS ASSOCIATION  
ANNUAL HOMEOWNERS MEETING  
June 25, 2021 at 6:00 PM

I. OHA Board Member Introductions

Members present: David Turnoy, Geri Turnoy, Chris Graham, Mike Shivers, Lee Goodwin, Brian Ehrmantraut, Jens Kruse, Bob Burke, Steve Pettyjohn, Joanie Knipe, Sally Eastland, Barbara Shivers, Susan Kunk, Tom Kranick, Brian Rulifson, Nathan Carter, Dennie and Cindy Carter, Peter Bohr, Roxy Marck, Ed and Kristen Wilson, Madie Murray, Andrea and Tom Logan, Candace Pate, Eduardo Fausti, Bob Krick, Janie Kazas and Larry Hughes, Mary Holt, Vicky Minderhut, Marcia West, Jason Graczyk, Mary Anne Owen, Judy Winer, Arthur Winer, Robert Dashiell, Naomi Aldort, Don and Kathleen Mills, LazyF, 408-741-5365, 405-822-5396, Theo McMurray, Galaxy Note 8, Nancy Wang.

II. Call to Order – 6:05

III. Motion to approve the contents of the 2020 minutes as submitted – they are on the website, moved and seconded, approved. Moved by Tom Kranick, seconded by Chris Graham. Volunteers to review minutes of the 2021 meeting – Kristin Wilson, Tom Kranick, Barbara Shivers.

IV. Reports:

A. President's Report (Chris)

1. Preliminary remarks about need to manage forest to prevent wildfire, was big topic of conversation last year, branch debris cleanup has increased every year since all trees are growing and the safety hazard has grown every year, burn area made safer and bigger, this led into introducing Carson Sprenger of Rainshadow Consulting.

a. Carson's presentation – The likelihood of a major fire in the Highlands is not a matter of if but a matter of when. Our topography along with the excessive fuels makes this likely, not to mention the warming of the climate. Therefore we need to do everything we can to mitigate this situation. Shaded fuel breaks will help control a fire, makes the roads safer and easier to put out before crossing the road, you reduce the vegetation along both sides of the roads. Cut or mow the grass and shrubs, thin out the small trees, limb up the large trees. Fuel break needs to be 25-30 feet on either side of the road. Individual property owners need to reduce their fuel loads. A wood chipper would be used to make the fuel breaks and distribute the chips in that area, uses less labor than trucking it to burn area. Fuel breaks along the roads as well as our common areas and every property owner's lot are the three areas to work on. Shaded fuel breaks will help people get out and get fire equipment in, as roads are passable. All members should make sure fire vehicles can get into your property. Fire dept won't send their people up here to fight a fire if it won't be safe for them to do so, therefore we need to make it as safe as possible. Ocean spray and needles are the worst fuels. There may be some cost-sharing grants available from DNR. Another reason to prevent fire is the toxins that are released from burning houses.

b. Discussed budget for forest management, insurance rate tied to keeping forest safe, common areas include ROW (Right of Way, the area alongside the roads), we are moving to best practices with our new plan, dues assessment of \$50 per quarter for this fire work will be enacted.

2. Summary of other major board activities for this year.
3. Property sales – 10 or 11 sales
  - a. Sellers need to remember to settle up with OHA.
4. Policy committee will focus on updating policies.
5. Bylaws on our website are not the correct legal version, and BOD will be correcting what is posted.

B. Firewise Committee (Brian): We have known of the problem with fire for 20 years, we need to treat this like roads. We need to move to best practices for maintenance of our community property. We also need to have individual owners take care of their property. One home can ignite the whole neighborhood.

1. As you remember from last year, we dealt considerably with forest management.
2. Two cleanup days – September and May.
3. Budget item for fire prevention is necessary.

C. Treasurer's Report (Mike):

1. Review of 2020 audit – Very clean, another audit will be done for this year.
2. Financial report - We are in good financial shape, ahead of budget, will be able to use
3. Some money we already have will be used to get started with fire mitigation.
4. Budget has already been approved by board, no one at this meeting objected, it has thus been ratified.
5. A/R Aging status: Only two accounts a little delinquent
  - a. Credit card use will bring a convenience fee.
6. Bank change to Banner Bank.
7. IRS Tax resolution (Association Resolution for Revenue Ruling 70-604 Election-Excess Income Applied to the Following Year's Assessment): Motion for resolution – Moved by Chris Graham and seconded by Mike Shivers, motion passed, carryover is about \$12,000, with \$4,000 going to reserve.

D. Road Report (Bob and David):

1. This year's mowing and snow removal summary – Only a small amount of snow comparatively to other years
2. Noxious weeds: scotch broom, tansy, thistles – Owners need to take responsibility for removing these. Arthur Winer is very involved in keeping an eye on this, and he pulled a whole bunch of scotch broom himself. We got the county official Jason Ontjes to inspect the Youngren property and several of our own lots, he sent letters to those needing work, he will be working with Eric, any volunteers wanting to pull tansy on Youngren property would be welcome. Owners need to take MUCH MORE responsibility for hazardous plant removal; this is not a task

OHA or our Board or the County can accomplish on individual lots. It needs to be clearly understood this work is the obligation of the lot owner to do either himself or hire labor to do it. Joanie Knipe has gotten involved on this, thanked Arthur and others, has formed a committee, an email was sent out yesterday. She is asking people to work on their own yards to pull the noxious weeds, also asking for volunteers to pull weeds on July 10 at 8:30, asking for volunteers to be on committee.

3. Bob has driven all the roads, no major problems now, will want to get rid of bumps just before next chip seal. Breaking down the edges of the roads is a problem, we will want to address this in the next chip seal to get our pavement to full width. The growth along the edge of the pavement builds up the shoulder, water can't run off, need to improve shoulder drainage. If you see potholes or drainage problems, call David who will dispatch Bob.

E. Nominations Committee (Jens, Arthur, Dennie):

1. Volunteers for committee work – You don't have to be on the board to be involved in committee work, Lee says we need another member of the Architectural Control Committee.
2. Election of new director – Lee Goodwin is on the ballot, no one else nominated.
3. Voting is online or by mail, ballots need to be received by July 2, results by the 9<sup>th</sup>.

F. Welcome Committee (Madie): Eleven new owners in the last year. She recommends visiting the website.

1. New member welcome - Madie has done an amazing job, let her know when new people move in so she can contact them.
2. Updating the Member Information Sheets – Madie is doing this also.
3. Susan Kunk has completely updated the map, if anyone needs their contact info updated, please let Susan know so it will be on the new map. We would also like info of long-term renters, owners need to let us know. The map should be ready by the middle of July.

V. New Business:

- A. Attention to driving speeds, especially for your contractors, visitors, and renters.
- B. Noise, consideration for neighbors, drones

VI. OHA Member Forum

Naomi concerned about vacation rentals, wants to discourage it. Also concerned about lights on at night, she would like lights not left on when people are gone.

Arthur would like concern about driving speed to be communicated to owners of VRs.

Brian mentions that a lot of speeders are contractors and delivery people.

Jens wonders about putting the sheriff's electrical sign in our neighborhood.

Janie suggests adding the speeding and lights issues to VR owner instructions.

Lee suggests having our neighborhood potluck.

David and Geri mentioned a food hub program coming.

VII. ADJOURNMENT at 8:00 PM.