

Agenda, Orcas Highlands Association Board Meeting

April 24, 2023 11:00 AM

The April Board meeting was conducted via Zoom and attendees were Robert Dashiell, Lee Goodwin, Brian Ehrmantraut, Steve Pettyjohn, Bob Burke, Mike Shivers, David Turnoy.

David called the meeting to order, and Brain conducted the meeting as facilitator.

Minutes from Feb. 28, 2023, Board Meeting were reviewed. A motion to approve was made by David, seconded by Robert and unanimously approved.

The **treasury report** detailed the current balances held at Banner bank. The Operating account balance was \$26,252.90 and the Reserve account had a balance of \$96,337.54. Due to the meeting being held prior to month end (dues due 30 days from billing, 3/31/23), numerous dues accounts reflect a current status and total \$14,466.83. There are a several members that have delinquent accounts greater than 61 days. A list of those members will be distributed to the Board members.

The budget process will begin after the month end (April) and should be submitted to the Board for review and approval by May 15. The budget will break out the reserve balances for the Firewise reserve and the capital reserve (roads and maintenance).

Old Business was addressed and reviewed by the Board members.

The **Forest plan/Firewise** update was presented by Robert. There has been little change to the status of this plan since the DNR grant program seems to be stuck in government bureaucracy. The request was to have a quick approval process and our request is over six months old. At this time the plan going forward will not include the grant money as an integral part of our plans. We will attempt to comply with the requirements for the grant and continue to pursue funding.

Bob updated the **Burn policy** status. He will prepare a one-page outline of the procedures and requirements to utilize the burn site. In general, the piles have been organized and well structured. Bob would prefer to supervise the burning but indicated that a Board member should be on location if he is unable to be there when material is deposited. It was noted that third party contractors may include materials that are difficult to burn.

The newsletter will discuss the spring clean up and dates for this activity. Several dates were recommended.

David updated **Mowing** that Tim Segault's mower is still not repaired. David will follow up again with a call at end of May

Committee reports were reviewed by the Board where applicable.

There was no update on the **Policy Committee**.

There was no update on the **Architecture Committee**.

The **Nominations Committee** discussed the expiring terms in June for Bob, Mike, Brian, and David. All members agreed to stand for re-election at the annual meeting. The members discussed the desire to have greater representation from the membership. The upcoming newsletter will seek individuals who may have an interest in joining the Board.

Firewise was previously addressed.

The **Roads** committee had an extensive conversation concerning current conditions, maintenance and future costs to resurface the roads. We will reach out to the previous contractor about potential costs to resurface the roads as was previously completed. Resurfacing was completed five years ago, and the reserve fund is based on a 10-year replacement cycle. An evaluation of that reserve will be established in the 2023-2024 budget.

Several **New business** topics were discussed. Beginning with preparation for the annual meeting. Discussion centered on timing and whether an “in-person” or Zoom meeting was appropriate. The conclusion was to set the date for June 15 and to conduct the meeting via Zoom. The consensus was that greater participation might be realized with Zoom. Robert made the motion to have the Annual Meeting on June 15th via Zoom. Steve seconded the motion and the motion was approved unanimously.

Items needed for the annual meeting will be a budget for 2023-2024, updated financial summary and a reserve analysis. Additionally, a ballot will be needed for the election of Board members.

The Board agreed to have Jason address the noxious weed situation at the annual meeting. There has been a lot of discussion about spraying to eliminate these plants. Several members have expressed their concerns about spraying toxic chemicals to kill the plants. Certainly, the members have control over their property, but the concern was for the “right of way” along the roads.

The **RV Policy** from our previous meeting was discussed as well as the restrictions on additional dwellings. The association does not have a formal RV policy. Introducing an RV policy was deemed to be inappropriate. Additional dwellings were contemplated when the association was formed. These dwellings were discussed at length with the conclusion being that they would be governed by County building regulations.

Good of the Order, nothing was added to the meeting.

The next Board meeting will be Aug. 28 unless needed sooner. The Board will set a time and date in May to review the annual meeting package, review and approve the budget for 2023-2024.

The meeting was adjourned.