

**Orcas Highlands Association Board Meeting  
Minutes  
February 28, 2023 11:00 AM**

I. Members attending the meeting via zoom: Robert Dashiell, Lee Goodwin, Brian Ehrmantraut, Steve Pettyjohn, Bob Burke, Mike Shivers and David Turnoy.

II. Brian called the meeting to order

III. A motion to approve the minutes from December 13, 2022 was made by David, seconded by Steve. All members voted to approve the minutes.

IV. Treasurer's report: The balances as of the meeting date are \$22,657.82 in our operating account and the reserve balance was \$91,248.02. The main expense since the last Board meeting was the snow removal costing \$12,833.55. The Board requested that a copy of that invoice be provided. As per the Boards approval in December, the Fiber loan was paid off at Banner Bank utilizing excess fiber funds and a minimal amount of operating funds. The amount transferred from the operating account was \$280.36. The Fiber account remains open with a balance of \$100.00. This account will be closed and funds transferred into our operating account.

A reserve analysis will be prepared that breaks out the Capital/Road maintenance amount and the balance for fire mitigation.

V. Old business

A. Mailbox restructuring update: General discussion about the need of additional space for new mailboxes resulted in a consensus to keep evaluating our options. The need for a committee was tabled pending further review by the Board.

B. Forest plan/Firewise update: A lengthy discussion was conducted with Robert updating the Board in reference to the DNR grant program. The DNR basically lost our request and appears that the bureaucracy has entrenched itself into the process. We will attempt to comply with the DNR guidelines of RFPs and a timetable as outlined.

Bob recommended that in the future we move forward and contact the potential contractors in early March time frame versus our current requests starting in April/ May. It appears that the next phase will be addressing Lindsay and Switchback at an estimated cost of \$40,000+-. Bob also recommended that we construct a coherent plan of action that can be easily described to our members. This might include a five (5) year plan of action. The plan would attempt to create "buy in" from the members. The "buy in" is critical since we can only access the right of ways and common areas.

The plan of action should include a reserve account that has a sub account for maintenance. It was noted that the roads would be a priority over the common areas at this time. The reserve balance should be approximately \$35,000 fiscal year 2022-2023.

- C. Burning policy: Bob updated the Board on the burn piles being established in the burn area. He indicated that there has been good communication as to how these piles are to be constructed to comply with our permit. Bob will produce guidelines that we can publish on the web site. It was recommended that the spring burn / clean up be extended to at least two weekend if not four.
- D. Trees – Krick tree was removed by Scott Brooks.
- E. Mowing – Tim Segault plans to be able to mow this year. David will call him at the end of March.
- F. Financial policies/guidelines – document created by Mike and Robert was approved by the board after a motion by David and seconded by Brian. This document will be available on the Web Site.
- G. Fiber loan : The loan was paid off see Treasurer section.

#### VI. Committee reports:

Policy: No Action

Architecture: Only one building request has been submitted and it was approved. There were some concerns about an out building being constructed on Misha's property. There do not appear to be any concerns other than nothing has been submitted to the Board for approval. Steve will contact Misha about the building complying with offsets and if any county building permits are required.

Nominations: No Action

Firewise: See previous discussions Old Business- Forest Plan

Roads: See below discussion on speed limits.

VII. New business - Review 2015 RV policy posted on website was recommended to be removed from the web site. The motion was made by Brian and seconded by Mike. The Board approved the removal of the policy.

VIII. Good of the Order: Robert updated the Board about the County Assessor dividing OHA into four subdivisions for mass evaluation assessments. The result is very substantial tax assessments and therefore major tax increases to HOA parcels largely along Highland Dr. and Colorado Blvd.

Brian suggested that we remind the members of the speed limits on the roads. It appears that the vacationers are speeding and creating potential accidents. It was suggested that additional signage could be utilized to provide better awareness of the speed limits.

IX. Next meeting: The Board approved the next Board meeting to be held on April 24 at 11am.

X. Adjournment: