

Minutes, Orcas Highlands Association Board Meeting
August 28, 2023, 10:00 AM
Via Zoom

I. Members present were Robert Dashiell, Lee Goodwin, Brian Ehrmantraut, Steve Pettyjohn, Mike Shivers, David Turnoy. Bob Burke was not present.

II. David called the meeting to order and requested that Brian moderate the meeting.

III. A motion for the approval of minutes from April 24, 2023 was made by Steve and seconded by Robert. The motion was unanimously approved.

IV. Treasurer's report was presented by Mike. Previous discussions recommended transferring a portion of our reserve account into a Certificate of Deposit (CD) to earn a better interest rate over a standard savings account. It was determined that a transfer of \$90,000 to a CD would allow for better earnings while providing available funds for any maintenance expenses. A 7-month CD was established at Banner bank at an interest rate of 4.0%.

Operating account balances were approximately \$49,600 and the Roads Fund reserve balance was approximately \$98,300. The annual transfer from operating to the reserve account will be made after the annual Audit is completed. This amount will be \$20,000.00 as reported at the annual meeting.

Fire mitigation receipts (projected from dues) were scheduled to be \$48,000 through June 30, 2023. To date OHA has expended \$41,720 of this on-going project. In addition to quarterly dues a grant of \$7,500 has been received, leaving approximately \$13,500 in that fund.

V. Old business

Robert updated the **Forest plan/Firewise** progress to the Board. An RFP was submitted to several contractors (6 total) for the work to be done for the Association. To date we have received two bids and the DNR would like to see a minimum of 3 bids. Rainshadow that had previously performed the work for OHA has not submitted a proposal. In an effort to have full compliance with DNR's requirements a call to Rainshadow will be made to determine their interest. Based on preliminary guidelines OHA may be eligible for up to \$33,000 in grant funds from DNR.

Once a contractor is selected a plan for contacting members about forest work will include an initial email, phone calls and/or in-person visits. It was suggested that before and after pictures from the previous work be available on the OHA web site for members to view.

Subsequent to our meeting, Rainshadow submitted a bid to provide OHA with a total of 3 bids. Evaluating the 3 qualifying bids, the Board elected to go with the lowest bidder that was Rainshadow.

Burning policy update – (From the previous minutes) Bob will update 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.

As to current piles, an option would be to rent a chipper or hire a contractor to chip the material if we need to dispose of the material before the fall burn. Bob did not think leaving the piles in place over the summer would be a problem.

Fall cleanup- October 7 was selected as a preliminary date for the first “Fall Clean-up. Bob believes that we will have more waste to pick up this fall. We need to plan for a larger volume with some mechanization to ease the workload for the volunteers. The five-yard dump truck that we hired last year worked well and was reasonably priced at around \$350. The backhoe for loading was less successful; a better option would be a reach forklift at a cost comparable to that of the backhoe. The extended boom of the lift truck would reach the piles along the road and would help with stacking material in the pit for burning. A reach forklift is available in Friday Harbor at \$375 per 24-hour day and can be loaded onto a ferry with a fare of approximately \$100 for the roundtrip.

An effort will be made to inform the members that it will be beneficial to have limb debris in lengths not to exceed 4 feet. We will also need more members to participate.

Mowing – This year’s mowing was done at a cost almost double the previous highest price. Mike did some research and said: The rental for the 54-inch Kubota is \$210 for 24 hours. We would probably come out ahead if we rented the mower. We will re-evaluate this item in a future board meeting when practical.

VI. Committee reports:

Policy: Chris Graham has agreed to assist in revising the CCR’s and any specific items that need updated. A discussion was held about the Board’s responsibility in member disputes. The overall consensus was that members are responsible to be “good neighbors” and resolve disputes member to member. Recent disputes/issues have revolved around tree removal. It was suggested that a tree policy include some of the provisions of the Fire Mitigation Plan.

Architecture: No pending plans

Nominations: Nothing to report

Firewise: Covered above

Roads: Nothing to report.

VII. New business

The topic of VR proliferation was brought up at the annual meeting. This is a topic and issue for the government entities governing these properties. The discussion did highlight a need to devise an evacuation plan that can be published for all members.

VIII. Good of the Order: Nothing to report

IX. Next meeting: October 16, 2023 at 10am via Zoom.

X. Adjournment: