

OHA Board Meeting, March 9, 2026, 10:00 AM

I. Roll Call: Members in attendance: Bob Burke, Mark Hanson, Joanie Knipe, Mike Shivers, David Turnoy. Members not present Suzey Frank. Nonmembers attending Paula W., Bob Krick, Candace Krick, Jason Graezyk and Jeff Bettendorf.

II. Call to order:

III. Open forum for members (15 minutes) During this session it was suggested that the annual meeting be held in person at the Firehouse. David will check on the availability for a late June meeting, preferably a Saturday.

IV. Approval of minutes from special meeting of Feb. 9, 2026- A motion by Mike was made to approve the minutes and was seconded by Joanie, all members present voted to approve the minutes. Motion passed unanimously.

V. Treasurer's report: Mike provided an update on the balances with total cash balances of \$214,775. Current operating account is \$37,149, savings account is \$45,634 and the CD balance is \$131,149. Dues receivable at \$3,896 with balances due of \$2,539 less than 30 days old.

We have received notice that the current provider of our D & O insurance has elected to stop underwriting coverage due to our relationship not meeting their threshold of minimum billings. We will seek a bid from them for all insurance coverage, as well as, a quote from our other insurance carrier for D & O coverage.

In addition to seeking new insurance, we are also seeking a new auditor. The previous auditor was a single private CPA and has ceased business due to death of the principal.

VI. Old business

A. Map – Robert has provided the digital version of the map to David. Bob K has completed the text for the map. The map will be printed on both sides to adequately include the text and the map. Target date for distribution will coincide with the March dues billing and be mailed by Patti.

Additional discussion revolved around the need for an emergency contact chain. Further discussion was conducted under the Firewise committee section.

B. Mail Chimp / Website – Mail Chimp has initiated a fee for the service and the Board is in favor of continuing the communication service. Jason updated the new website with its ability to include the mail Chimp communications and its user-friendly management system. David will be the administrator of the site.

VII. Committee reports:

A. Governing Documents: EXECUTIVE SESSION was started at 11:50am and concluded at 12:45pm.

B. Noxious Weeds: Candace updated the Board on the Holly removal and discussed the potential burning of the Holly. The main concern is the transportation (cost) and potential spreading by transporting it to the burn pile. The removal will be by third party contractors with a goal to eliminate 20% per year. Concentration will be on removal from common areas. Candace recommended that we include Jason at the annual meeting to discuss Noxious weeds.

C. Firewise: Mark discussed his visit with Bud Westcott reviewing the common areas lower and upper properties. Mark has reached out to Trillium and Rain Shadow for quotes on 3.2 acres of work recommended by Bud on the walk through on the upper common area. He is still waiting on Trillium's bid, RS came back at a little over \$15,000.

Mark recommended that we included Victor Hartney to discuss Fire prevention at the annual meeting.

Mark has produced a flyer outlining the burn pile and the best method to place debris along the road for pickup. Several days for gathering the debris and a staggered burning is preferred. A target date for the first burn date was set at May 2.

Our next discussion was centered on an alternative escape route via the old Youngren property (now Holdings). Concerns mentioned were the adequacy of the road, directing traffic up the mountain away from government-maintained roads, traffic congestion and overall liability on a property not owned or maintained by the association.

D. Architecture: No new requests

E. Nominations: EXECUTIVE SESSION

F. Maintenance (includes roads): Bob Suggested a walking road survey to be conducted by members of the Board. Overall, he feels we can perform strategic maintenance and extend the life of the road system. That is beneficial in that his belief is that all construction costs will continue to increase over time.

VIII. New business – Board voted unanimously to sign a contract with attorney John Burleigh to work with us for the WUCOIA rewrite.

IX. Good of the Order: Thanks to Noxious weeds committee and Government Documents Committee.

X. Next meeting: April 6 10am via Zoom

XI. Adjournment: 1:09 pm