ORECA Annual Meeting
13 June 2015

Board Report

- ► ORECA Website
  - ► DOMAIN Re-hosted
  - ► Cost $20/month – Paid until Dec 2015
    - ► Includes:
      - ► Domain Hosting
      - ► Additions to Content
      - ► Minor website modifications
- ► Survey: Secure Cluster Mailboxes
  - ► 4 members voted yes
- ► Stewart Logging
  - ► "limbed up" trees along Olympic Ridge Drive (Nov 2014)
  - ► Requires professional logging equipment

Board Report (continued)

- ORECA Insurance Policies
  - Director's Policy ($1,000/year)
  - Association Liability Policy ($600/year)
    - Includes:
      - Buildings in Open Space
      - Motorized machinery owned by ORECA
      - Vehicles owned by ORECA
      - ORECA employees
      - $1,000,000 property damage, (capped at $2,000,000)
      - $10,000 personal injury, (capped at $10,000)
  - Need to revise Association Liability Policy
  - Individual members may want to review their policy

Board Report (continued)

- Century Link Internet Provider

Old Business

- Open Space Maintenance
  - North Open Space
    - Fallen and leaning trees
    - Olympic Ridge Drive
    - Liability – trees falling on private property
- Bekkevar Logging site visit
  - Marketable timber
  - Recommendations
    - 30' set-back on Olympic Ridge Drive
    - Permit all 3 Open Space Areas
    - 50 -55% thinning

Old Business (continued)

▶ Surveyor

   ▶ Survey lines need to be marked prior to any logging operations

   ▶ Current survey markings are at the property corners

      ▶ We have those coordinates

   ▶ Property line can be marked every 20'

      ▶ Bekkevar requires clear markings

▶ Cost is ~$1.00/foot

▶ Two proposals:

   ▶ Estimate $10,000 for all three parcels- minus:

      ▶ Open Space adjacent to Olympic Ridge Dr, ByWater Way, Fern Gully

   ▶ $5,000 survey markings as depicted

Old Business (continued)

- Weed Spraying
  - Open commitment with Haas, sometime this month or next
- Reforestation
  - Western Red Cedar
  - Douglas Fir
  - Alder

New Business

Treasurer's Report

Summary

Summary:
Proposed action to be taken 2015 - 2016

▶ Request for quote - Association Liability Insurance Policy
  ▶ Increase personal injury limits
  ▶ Remove coverage that does not apply
▶ Survey Open Space property lines
▶ Logging permit for all 3 Open Spaces
▶ Open Space Maintenance
  ▶ Remove trees that present liability issues
    ▶ 30' from roadway
    ▶ Trees bordering private property areas
  ▶ Thin out trees
  ▶ View restoration
▶ Reforest

Manage ORECA Member's Risks

Vote

Vote: Open Space Property Line Survey

1. Partial Survey: Surveyor mark Open Space Property Lines as designated on attachment. Survey to be performed is a partial survey. Survey markings will be placed every 20'

2. Full Survey: Surveyor mark all Open Space Property Lines bordering private property. Excluded are property lines bordering Olympic Ridge Drive, ByWater Way and Fern Gully. Survey marking will be placed every 20'

Vote: Open Space Maintenance

1. Authorize logging permit (XX% removal) for the North, West and Southeast Open Spaces. Remove trees exceeding 8' diameter at 32'. Remove trees (30' set back) along Olympic Ridge Drive. Remove trees up to the property line. Restore view corridors. Reforest Open Space with western red cedar, alder and douglas fir.

Vote: Contract with Logging Company

1. ORECA contract logging operation with Bekkevar Trucking & Logging

Vote: Election of Officers

Backup

Owner's Responsibilities

SECTION 16. Maintenance Responsibilities. Each Owner hereby covenants and agrees to maintain the Owner's Lot and improvements located thereon in a neat and orderly manner consistent with that of similar first class developments in the Pacific Northwest, with other Lots in the Properties, and with this Declaration. If any Owner shall fail to maintain the owner's Lot in such a condition, the Association shall notify said Owner in writing of the maintenance required.

Previous Survey

Websites

http://fortknoxmailbox.com/pages/selection.htm?_vsrefdom=adwords&gclid=CJ-Vt4OiiMYCFQSUfgodC4AAtw

https://www.mailboxworks.com/blog/high-security-cluster-mailboxes/

https://www.mailboxworks.com/commercial-mailboxes/cbu.html

http://olympicridge.org/