

Minutes of June 13, 2015 ORECA Annual Meeting

Meeting called to order at 9:11am by Curt Ueda

ORECA 2014-15 Board Members present: Kathleen Tompkins- Vice President; Curt Ueda- Treasurer; Tom Clemens- Secretary; Betty Brooks – Secretary (resigned); Richard Moquin- Member at Large. Not present: Brian Mailbon- President (resigned); Tom Peters- Member at Large (resigned).

Lot Owners Attending – 1,3,5,6,7,8,9,10,11,14,16,18,19,20,23

Proxies – 4 (held by 7); 17 (held by 19)

1. Member Introductions

2. Review and Approval of 2014 Annual Meeting Minutes:

- Greg Evanoff – Requested change to reference to age of trees in open space. Change to indicate that maximum value will be attained when trees are older – about 20-30 years in the future.
- Polly Peters – Corrected name from Mike Ryan to Mike Riley.

Minutes, as corrected, approved by membership with no objection.

3. Board of Directors Report

a. ORECA website:

- Suggestions from membership – include a list of emergency contacts
- Provide membership with username and password to use the site.
- Motion to continue support and maintain the website approved without objection

b. Mailboxes:

- Discussion to explain the situation for new members of the association. Mailboxes on Olympic Ridge Drive and Bywater Way have been tampered and mail stolen.
- Results of prior survey indicate little community interest in changing configuration as an Association
- Two options presented by Board:
 - 1) Bank of hardened mailboxes would cost around \$4,600, which is \$200 per lot.
 - 2) Fort Knox - provides individual locked boxes similar to current size that lot owners could purchase and install on their own.

Discussion: Peter Wagner suggested that all lots move to Fort Knox. After discussion--one owner already has been given permission to change to a different solution, so it would be impossible to enforce installation of Fort Knox locked mailboxes. Consensus: Homeowner is responsible for replacing their own mailbox if they want a new one. No motion presented.

Discussion: Kat Brady suggested moving the bank of mailboxes further up Olympic Ridge Drive to bend by West 14 --mailboxes must be on incoming road; current location offers easy turnaround for post office.

Peter Wagner suggested changing the warning sign currently on the mailbox – remove the plywood backing – to make more consistent with current design.

Discussion: Install a fake camera on pole or tree to act as a stronger deterrent. Camera should have a blinking light. Tree would position the camera to capture faces of anyone tampering with mailboxes. Peter Wagner will discuss option with Mike Riley.

Polly Peters suggested we contact PUD to adjust the angle of the light on the pumping station so that it turns on sooner – i.e., when car approach mailboxes as they enter Olympic Ridge rather than when they are past the mailboxes.

c. Tree Work (by individual members):

- Charlie Stewart completed work along the road for the Association as requested by the Board.
- Charlie will not be available for future work due to an accident.
- Curt Ueda has a contact at Central Sound Tree Service: Brett Duryea the owner/operator: 360-779-5435 or 360-692-3728. Lot owners can contact Brett for work on their properties.

d. ORECA Directors' and Liability Insurance: The Board's recommendations are to:

- Keep Directors' policy as is
- Review liability policy and increase liability limits. Limit risks to ORECA members.
- If possible, remove those coverages not applicable to ORECA (e.g., structures, equipment, employees, et.al. that do not apply)

Discussion: ORECA must have income stream to maintain coverage limits. No “dues holiday” possible because level of dues dictates liability limits. Low dues means we will have very low (\$10K) liability limit.

- Board recommends individual lot owners obtain or review level of personal liability umbrella coverages.
- Board is currently in process of pricing liability insurance options with brokers.

Discussion regarding contractors working for the Association. Recommendation from floor that these be licensed and bonded. Curt Ueda states that Board only works with contractors licensed and bonded in the State of WA. <https://secure.lni.wa.gov/verify/> is state website where status of contractors can be found.

No motions.

e. Century Link DSL:

- Dick Moquin reviewed his research on getting DSL from Century Link. Based on his discussions with Century Link, there are two options, neither acceptable in his opinion:
 - 1) Bulk subscription with five-year commitment by all ORECA lot owners
 - 2) ORECA funds 50% of installation (approximately \$50K). This option would allow other non-ORECA properties to get DSL coverage.
- Survey of lot owners done last year was not successful in reaching any conclusion for common action. Should this be revisited?
- Brief discussion about current internet options and service providers. Individual lot owners are on their own until the DSL from Century Link becomes available.

No motions.

4. Old Business: Open space maintenance

- Curt Ueda reviewed the Board's process and recommendations for view maintenance in the Open Space (see attached Power Point presentation) and presented two survey options for determining boundaries of the Open Space:
 - 1) Full survey cost estimate around \$10K
 - 2) Partial survey cost estimate around \$5K

Discussion on survey:

- Peter Wagner suggested replacing survey on west side of SE open space with the border along Bywater Way. (Owners on east side of BWW have an easement across Bywater Way road to west side)
- Discussion about options for Open Space Maintenance:
Meredith Wagner suggested there are two separate projects:
 - 1) Olympic Ridge Road clean-up on Open Space property, and
 - 2) Thinning of Open Spaces.

Questions: What will be the cost to ORECA and has the Board contacted references for Bekkevar Logging & Trucking, the suggested provider of Open Space maintenance logging services?

- Marvin Pitts said he is deeply opposed to any cutting in the Open Spaces for several reasons:
 - a. Topological factors – I.e. view maintenance may not be satisfied by cutting; you cut down ORECA trees only to see trees beyond our control, on higher areas and/ on someone else's land
 - b. Soil stability
 - c. Board hasn't done anything to propose a plan for the open land (even though work has been done in this regard)
 - d. Marvin suggests only emergency logging work done, until there is a better plan in place for the Open Spaces.

- Peter Wagner said he is concerned about maintaining the forested view from the road.
 - a. This is most important for neighbors and for value of properties: people do not want to look at a clear cut area, they want to see mature trees.
 - b. ORECA should not expect to make any money on cutting trees.
 - c. Opening up space by cutting trees could result in a trade-off of forest for weed patch of blackberries, etc. Unintended consequences of our actions.
 - d. ORECA should not be concerned about what is cost-effective for Bekkevar Logging. What is cost effective for Bekkevar may not result in great outcome for us.
 - e. Mentioned example of how prior work in North Open Space was a messy logging job. The logging in the West and SE Open Space was better.
 - f. Suggested Board appoint a Committee to develop a plan for Open Space maintenance. (There is currently no long-term plan to guide any Board decisions regarding Open Space.)
 - g. Suggested paying Mr Clark to complete the Dept of Natural Resources application for logging permit. Other suggestion: have the logging company complete the application for the permit.

No motion on the permit.

Discussion: The Forest Stewardship Plan developed in early 2000's was discussed. Suggested that it could be used as a starting point for further exploration. (Peter Wagner said this Plan was rejected by the ORECA membership because it boiled down to a view corridor vs. long-term plan decision.) ORECA membership at the time was more interested in maintaining a view corridor than maintaining a forest.

Motions:

- 1) Marion Clemens --Moves putting Peter Wagner's points into actionable item:
 - Board to proceed with the Olympic Ridge Road clean-up and cutting with a 100-ft corridor starting at the road and extending back into the woods
 - Select trees to remove or keep; get rid of danger trees
 - Appoint a Committee to supervise work.
 - Motion withdrawn by Marion after further discussion. See 3) below as replacement motion.

- 2) Larry Krotzer-- Moves doing Partial Survey to determine ORECA boundaries; Betty Brooks seconds.
 - Proposed partial survey was amended at the recommendation by Peter Wagner.
 - Motion amended to trade Fern Gully border with Bywater Way stretch
 - Approved 15 to 1.

- 3) Peter Wagner—Moves to authorize Board to create Committee to supervise selection and removal along Olympic Ridge Drive with a nominal set-back of 100 ft. Motion seconded.
 - Approved 10 to 4.

- 4) Marvin Pitts—Moves to authorize Board to create Committee to develop a comprehensive, long-term plan for maintenance of common land/open spaces, and to report back to membership in six months. Motion seconded.
- Approved 8 to 6.
 - Marvin Pitts will chair the Committee

5. Treasurer's Report and Budget: Curt Ueda presented review of past expenses and current considerations —noting cost for insurance.

- Budget amended to reflect increased line item cost for insurance.
- Budget approved unanimously 14 to 0, as presented, with increased insurance amount.
- Open commitment for Haas to spray for noxious weeds. Haas was hired but has not completed weed control work in Open Space at this time. Budgeted cost will be carried over to 2015 - 2016 budget year cycle.

6. Election of Board of Directors for 2015-16

- Current Board members initially declined to continue service.
- Marvin Pitts, Marion Clemens, Dick Moquin and Curt Ueda agreed to serve.
- 2015-16 Board slate approved 12 to 0, by all remaining meeting attendees.

Meeting adjourned at 12:29pm.