

OMVHOA ANNUAL MEETING
JUNE 1, 2019

Present: Dave Menzimer – President
 Braden Giswold – VP
 Shelli Foster – Treasurer
 Cheri Filion- Secretary
 Steve Hiltner – At Large

1. The meeting was called to order at 10:06 am. The treasurer verified that there was a quorum.

2. There followed an Audubon presentation by Cathy Bower who discussed birds in this area and how to protect them.

3. The minutes of the Annual Meeting from 2018 were approved after which followed the officer's reports:

4. Officer's Reports

A. President's report:

Dave Menzimer discussed the non-profit structure of the corporation that owns our common areas, the issues of CCR enforcement, the budget and the need for and importance of people to step forward to be on the Board.

He discussed the potential consequences of the HOA disbanding due to our inability maintain the required Board member minimums. This would include the dissolving of the linked non-profit corporation. The HOA Board members are also the officers of the non-profit corporation.

These actions would result in a lack of covenants, and the likelihood that, as a non-profit organization, our common property would be returned to the "public" which, in this case would most likely be Island County as the taxing authority.

He noted that the Board is currently filled with people who have been previously served and some whose terms have expired. An "odd" number is required (5, 7, or 9) in accordance with the By-laws. There are currently five people on the Board. We need new and additional members to maintain the immediate and long-term viability of the HOA.

B. Treasurer's report:

Shelli Foster discussed the budget and reviewed the need for outsourcing certain Treasurer functions.

A bookkeeper has been selected and hired by the Board, in accordance with the approval of this action at the 2018 Annual Meeting.

C. Secretary's report:

There followed a discussion of current CCR's, our boundaries, and time constraints. There was discussion of term staggering and a rotating schedule of owners onto the board.

After discussion the following people volunteered to be on the board:

Lyn Gray,
Diahn Stetner,
Joleen Hiltner,
Shannon Curry
Karen Lynch.

5. 2019/2020 budget review and approval

a. Insurance – we will do a review to make sure there is adequate liability coverage for board members and owner members should there be a lawsuit against the HOA.

The Water Board has historically been included in our Directors Liability Insurance policies with their premium, costs reimbursed to the HOA. They now have their own independent policy. Both entities use the same agency. Whidbey-Porter.

b. Aaron Bratrude, our neighbor/owner on Lincoln, has, as a volunteer, been mowing our beach front common area. A motion to compensate him by waiving his annual dues was made and passed.

Weeding the common area trails and boardwalk are services performed by an outside company and are separate from the beach area. mowing Both were recently completed.

c. We have budgeted for a new, sturdy picnic table, as one of the tables was damaged in a winter storm.

d. Legal budget allowances have increased to cover collection and other potential liabilities. We have several delinquencies.

A discussion followed regarding the cost to file liens and whether it is cost effective to do so. In the past, we have received a courtesy call whenever property is sold and have been able to collect any deficiencies without taking legal action. However, if a delinquency gets large enough, it might be prudent to file a lien to protect the HOA.

Further discussion followed about possibly publishing names of delinquent members and the amounts owed in the minutes of the annual meeting. It was also suggested we charge interest but need to check the CCR's to see if they need amending to permit this.

A motion was moved and passed to charge interest if allowed by the CCR's.

Liens would be filed once the owner became two years in arrears. Related filing fees would be charged to the owner.

Direct owner contact will be the first action taken.

e. Money is budgeted for the horseshoe pit.

f. The budget includes funds to pay board members up to 5 members \$100 per meeting for attending meetings. This would be diluted with the addition of more members.

g. Total changes raise the dues to \$145 per year.

A motion was made and seconded to approve the budget.

Discussion followed about the budget including paying only the board officers for attending meetings.

After discussion, the budget was approved.

A further motion was made to add the above noted volunteers to the board. The motion was approved.

7. Old business:

There was a discussion during the treasurer's and president's presentation of outsourcing selected treasury functions. The costs of these services are included in the budget.

8. New business:

- a. We discussed noxious weeds including scotch broom, poison hemlock, and purple starthistle. The board will discuss the formation of a committee to look further into the issue.
- b. The board will also look in the issue of B & B's and the possibility of modifying the CCR's to require conformance with Island County code requirements as a tool to control/manage their presence. There would be additions to address noise, disruptive behavior etc.

The current CCR language absolutely disallows all short-term rental activity. There is reluctance on the part of some owners to make this change. The practical nature of our ability to enforce this requirement in a world where this activity is more and more common is the issue.

The meeting was adjourned at 12:15 pm.

