

August 30 2023

HOA Board Meeting with Olympia EcoSystems Board of Directors

Board Members Present:

Mike Ard (President) Kevin Ruoff (Secretary) Chuck Klamm (ACC) Vic Muscleman (MTF Lead)

Jim Huentelman (Vice President)

Olympia EcoSystems Board of Directors present:

Sarah Hammam (Board Chair) Gabe Taylor (Secretary) Diane Carney (Vice President)

Anne Van Sweringen (Board Member) Tanya Barnett (Board Member)

Dan Einstein (Foundation Member)

This meeting between KP HOA and OlyEco was held at the Olympia Waldorf School. The meeting was called to order at 5pm by Mike Ard, KP HOA President.

Mike provided a brief introduction of the KP HOA and its brief history. The KP HOA Board Members then introduced themselves and their background.

Olympia EcoSystems (OlyEco) Board Chair, Sarah Hammam, then had their board introduce themselves and provide a little background.

Sarah Hamman - Sarah is the Director of Science for Ecostudies Institute, a conservation non-profit based in Washington. Her work is aimed at researching and restoring rare species habitat in Pacific Northwest ecosystems using rigorous science and careful conservation planning. She is involved in all stages of the restoration process, with the goal of developing the most effective techniques to restore resilient and diverse above- and below-ground communities. Sarah holds a B.A. in Biology from Wittenberg University and a Ph.D. in Ecology from Colorado State University. Sarah is also an adjunct professor at The Evergreen State College, where she teaches in the Master of Environmental Studies program, and she serves as the Chair of the Research and Plant Inventory Committee for the Washington Native Plant Society.

Gabe Taylor - Gabriel Taylor is Secretary for Olympia Ecosystems and a Licensed Engineering Geologist who specializes in natural hazard mitigation and earthwork construction. Gabe also is the Chair of our Restoration Committee where he is in charge of planning and coordinating the restoration actions, including regular volunteer work parties across their four preserves. Gabe holds a B.A. from the Evergreen State College and a B.S. from Western Washington University. His combined education in the humanities and earth sciences has instilled in him a sense of responsibility to participate in the mitigation or reversal of the environmental degradation he has witnessed over his lifetime. Gabriel has been working at the Washington State Department of Transportation since 2005, primarily as a landslide and rockfall specialist. His professional background in applied science and engineering allows him to provide practical and technical assistance to OlyEcosystems in their efforts to restore and conserve local habitat and ecosystems. He is currently serving on the Board of Directors and is a member of the Restoration Committee and the Conservation Committee.

Diane Carney - Diane is OlyEcosystems Vice President and serves on the Finance Committee. She’s an experienced business owner and consultant with expertise in accounting systems and organizational growth and development. She earned a B.S. in Chemistry from the University of Puget Sound, an M.S. in Chemistry from the University of Washington, and is currently pursuing an M.S. in Psychology. A systems thinker with experience in education and technical communication, Diane owned University Tutoring Service in Seattle, was the Learning Services Director at Annie Wright Upper School for Girls, and currently serves as the Head of Education for Seattle Sounders FC.

Anne Van Sweringen - Anne received a bachelor’s in wildlife biology from the University of Vermont in 1982. In the 1980s, her early experiences included field work to reintroduce a bald eagle and peregrine falcons and participating in surveys locating timber wolves in northern Idaho and peregrine falcon populations in Utah and Arizona. After four years with The Nature Conservancy's Science Department (now NatureServe) and the MD Field Office, she became an environmental planner for six years in two county governments in Maryland and DC. She received a master’s in environmental studies from Evergreen State College in 2003. She wrote a pioneering thesis on the role of dinoflagellate cysts in PSP toxicity of geoduck clams in Puget Sound, in which UW-Tacoma received a NOAA grant to conduct the work in Puget Sound. For twelve years, Anne was an RCO technical reviewer and evaluator for grant proposal presentations for the WWRP Habitat, Natural Areas, Riparian, and Urban Wildlife Habitat categories. She was a land steward, board member, and member of Capital Land Trust's Lands Committee. For the Black Hills Audubon Society, she served as a board member and newsletter editor, and remains on the BHAS Conservation Committee. She has represented five Thurston County environmentally oriented nonprofits on the Thurston Shoreline Master Program Update process. Anne is also a WDFW Wildlife Diversity Advisory Council member.

Tanya Barnett - Tanya has been a lawyer in Olympia since 1987. She represented the Department of Ecology until 1999, then moved to the private firm now known as Cascadia Law Group, where she practices environmental law. Tanya received her law degree from the University of Oregon and her bachelor’s degree from the University of Iowa. She serves as the legal advisor to Empowerment4Girls, a nonprofit based in Olympia whose mission is to help girls cultivate confidence, develop skills that support their well-being, and become advocates for themselves and others.

Daniel Einstein - Experienced Scientist with a demonstrated history of working in the research industry. Skilled in Computational Physics, LaTeX, Biomedical Engineering, Matlab, and Physics. Strong research professional with a PhD focused in Bioengineering from University of Washington.

Olympia EcoSystems mission statement is: The Olympia Coalition for Ecosystems Preservation (OCEP) is established to protect, preserve, and restore the diverse ecosystems in and around Olympia, Washington that include the freshwater, shoreline, tidal waters, grasslands and upland forests that are home to the Pacific Great Blue Heron, cutthroat trout, salmon and companion species. In coordination with community members, local agencies, and other non- profit groups, we will work to ensure that these ecosystems remain vital in perpetuity.

A good resource to find more out about OlyEco is to go to [www.olyecosystems.org](http://www.olyecosystems.org).

Money to purchase, restore and preserve the lands is obtained via private donations, both large and small as well as from foundations and grants.

OlyEco sees the area between the north and south KP sections as not pristine with a lot of nitrates, potassium and e coli in the land and waters. This is due to the past dairy farm operation. The goal for OlyEco in this area is to return the area to a healthy ecosystem. Long range plans are still to be determined, but the overall goal is a self-sustaining and pristine ecosystem, maintained in perpetuity. Other plans being discussed are thinning of trees off Heron Street. Currently the plan is to remove about 100 trees.

* Camping and public access to this area not in the plans nor is it a goal.
	+ Separate access, not through Keanland Park, would need to be obtained for public access.
* There may be a small building and picnic table built in the area for storage of tools and supplies to maintain the area, and for those doing work in the area.
* Currently no work parties are planned, but this could be something in the future.
* There is still some concrete in the area that needs to be removed in September.
* The silo in the area will remain for now. Research is being done to see if this can be turned into a bat habitat.

Mike Ard asked who would be having access to the OlyEco land.

* Currently there is a Community Planning Division of Thurston County with a Department of Ecology grant for a three year feasibility study to reconnect the flood plains and flood risk mitigation downstream.
* We can expect large scale restoration projects in this area for decades.
* Evergreen College will have some small groups in the area for studies as well.

OlyEco states they have a systematic approach to trips into the area to reduce the impact on Keanland Park. It is unknown exactly what will be needed for the future.

There was a lengthy discussion about the impact current and future work in this area will have on the Keanland Park private roads and how OlyEco can assist with road maintenance going forward. While OlyEco is looking for other access options outside of KP, this is a long-term conversation.

The KP Board expressed concerns with the most recent work being done in the area and the large trucks carrying materials in and out of the OlyEco land. The Board also discussed future work and access to this land.

OlyEco stated that the heavy trucks that we have seen should not be an issue after September and any access by trucks will be pick up trucks carrying plants and trees.

Mike Ard asked the Oly Eco board if they were willing to pay Keanland Park HOA for the use of its roads. The OlyEco Board agreed to discuss this at a future OlyEco Board meeting and get back to KP. There was discussion about a road use fee per truck that has, and will, be using the road and then an ongoing annual fee, similar to what a KP resident pays per year to go towards the road maintenance budget.

OlyEco has agreed to remind all who access the OlyEco land that there is a 20 mile per hour speed limit in KP and will also continue to advise the board when OlyEco or any contractors access the site.

KP Board and OlyEco board also discussed the Wildlife Corridor in the North part of KP as well as the ‘rain garden’ as noted in the Platt maps.

Mike Ard pointed out that the Wildlife Corridor was deeded to OlyEco in the sale of the property. OlyEco will review all documents to determine who will address the corridor but stated it does appear to be theirs to maintain.

OlyEco stated that the rain gardens are catchments near the sides of roads planted with a selection of plants to address toxins in road water runoff. These are basin shaped ‘gardens. At this time, neither KP nor OlyEco is sure where these are, and we may not know till OlyEco can address the issue with Blackberry. It was agreed that there must be a partnership between KP and OlyEco on storm water runoff onto OlyEco property, even with the Storm Water Discharge Easement.

OlyEco and KP will also partner for developing a plan for the slopes behind KP homes into OlyEco property. There are about 25 acres of blackberries that need to be addressed and this will not be a quick or easy fix. The goal is to eliminate the blackberries and keep invasive plants out of OlyEco property.

**OlyEco requests that KP Homeowners not go onto OlyEco property without proper notification to OlyEco and a plan is developed. Homeowners can reach out to OlyEco via their website**

[Contact – OlyEcosystems](https://olyecosystems.org/contact/) or an email can be sent to info@olyecosystems.org.

OlyEco systems Dan Einstein will initiate contact with PUD and then set up meetings with OlyEco, PUD and Keanland Park to discuss the slope by the water tower and KP to develop a buffer plan and stabilization of that slope.

OlyEco noted that they own the private road off Viewcrest that drops down to OlyEco land. PUD has an easement to use this road to access the water tower.

Key points of contact moving forward are:

OlyEco – Daniel Einstein #1 and Gabe Tayler #2

Keanland Park – Jim Huentelman

The ‘To Do’ list discussed for the next meeting between KP and OlyEco was:

KP –

\* Road Usage/Maintenance recommendations

\* Proposed Rain Gardens location/maintenance on KP Lane

OlyEco –

\* Road Usage/Maintenance suggestions

\* Suggested Rain Gardens location/maintenance on KP Lane

\* Meeting with PUD & proposals to shore up hillside to KP homesites

\* Blackberry Removal and maintenance into Wildlife Corridor between Heron & Fenmoor lanes

Note: Jim Huentelman (KP) & Daniel Einstein and Gabe Tayler (OlyEco) to pursue responses to above “To Do” list items and then propose the next date for a joint board meeting.

The meeting adjourned at 6:45pm.