

Emerald Highlands Homeowner's Association

P.O. Box 3783

Sequim, WA 98382

April 13, 2022

Board of Directors Meeting

The HOA president Leif Olson called the meeting to order at 11:00 am.

Attendees; Charlie Pugh, Leif Olson, Jeff Sickler, Warren Pierce and Ken Valentine

Ken Valentine, Secretary declared a quorum.

Approval of January 12, 2022, Meeting Minutes

Warren Pierce motioned to approve the January 12, 2022, minutes and Ken Valentine seconded.

The minutes were approved by unanimous vote.

Treasure's report:

- One lot owner has yet to pay for lawn mowing conducted in 2021.
- All but 15 lot owners have paid 2022 HOA dues.
- A previously approved laptop computer was purchased for \$758.08 for performing HOA accounting duties.
- The rental payment for Pioneer Park annual homeowner's meeting was paid.
- The HOA had a net income of \$2,812.23 for 2021 and will pay \$279.00 income tax for 2021.
- Annual insurance policy payment of \$3,023.00 has been paid.
- The summer picnic budget has been set at \$2,000 but that may increase due to changes in full-service catering charges.

Architectural Committee:

- The new home under construction on Opal Lane is nearing completion.

Safety Committee:

- A safety committee meeting was held on April 12, 2022.
- The committee is working on the budget.
- The safety committee was brought up to speed on the security cameras.

New Business:

- Ken Valentine will be stepping down from the HOA, so recruiting a replacement is underway.
- There was a complaint about a barking dog that Leif is reviewing and visiting the affected parties.
- The RV that had been parked on Opal Lane has been removed.
- Several replacement security cameras were reviewed but did not offer satisfactory results, so they were returned. The search for an alternative to the existing system is underway.
- An AirBNB adjacent to the Emerald Highlands was approved by the City of Sequim.
- An adjacent property owner had offered to maintain the upper storm water management/wetland pond from the HOA, but the property is owned by the City of Sequim. The board has no authority to property.

A motion to adjourn the meeting at 11:57 am was made by Charlie Pugh and seconded by Warren Pierce. The vote was unanimous.