

Emerald Highlands Homeowner Association
P.O. Box 3783
Sequim, WA 98382

EHHA Board Meeting Minutes

January 11, 2023

Prepared by Robert Turner, Secretary

1: Call to order at 11:00 AM at Olson Home, 41 Amethyst Drive, Sequim WA.

Attendees in person: Leif Olson, Jeff Sickler, Sue Schaafsma, Mark Schaafsma, Irene Turner, Robert Turner.

Attendees by Phone: Warren Pierce, Alaina Morgan

Leif Olson, President declared a quorum with at least 8 of 9 board members present.

2: Secretary's Report (as presented by Robert Turner)

- Approval of Minutes of Last Meeting (Nov. 11th, 2022)

Board meeting minutes approved.

3: New Business

- None

4: Treasurer's Report – Warren Pierce

- Review of 4th Quarter Profit and Loss and Balance Sheets. The bank statement reflects a current balance of \$115,642.71

There are some home owners who still owe dues from the previous year. If they are not brought to current further actions will take place to collect them.

- Thanks went to Sue Schaafsma for working with our bank on the deposits for the association.
- Leif and Warren discussed a returned envelope with the wrong address.
- Discussion of dues and back flow preventer testing took place. DC Backflow will bill each homeowner.
- Alaina went over the associations insurance policy with the agent and found no changes will be needed for the current year. Will revisit this for next calendar year.

5: Committee Reports

- Safety Committee – Jeff Sickler
- Security Camera's have no plan in place but Jeff Sickler and Ryan Schaafsma are still looking into options so the license plates number can be read, possibly blue tooth technology.
- Cert is in need of at least 3 additional co-captain's and 4 new members. Alaina Morgan will look into CPR training.
- Map the neighborhood is on track.
- Awareness Program Update: The Sequim Police Dept has no program up and running. Will revisit this.
- Request completion for tree debris cleanup at the retention pond site. Leif will look into this.
- Sidewalk safety issue was discussed and who is responsible to fix them. Alaina will contact the city of Sequim to get information.
- The Red Cross will be contacted by Karen Steadman for community implementation of its smoke alarm program.
- Architectural and landscaping Committee – Doug Davis
- Discussion on yard street lights and sensors going bad. We need to do a survey to see what lights are not working properly in the community.
- Alaina will work with Justin on mowing the open lots and edging. 3 mowing's per year.
- We received a survey from the City of Sequim on our street maintenance for the association. Leif will fill it out and return it to the city.

6: Old Business

- Discussion on Greenhouses and went over a potential amendment that can be sent to our legal representative. Leif put before the board a possible change to the recommendation concerning the size being larger. It was not passed for change. A proposal was voted on the send the potential change to legal and it was passed for evaluation by legal.
- Front Entrance Enhancement – Mark and Sue had looked into some potential changes and presented it to the board. Various discussions took place on costs and installation. It was decided that there was more discussion needed and will be re-visited at the next board meeting.

Meeting adjourned at 1:15 PM

Next board meeting is scheduled for April 12th, 2023 at 11 AM at the Olson Home

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