

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

**EHHA Board Meeting Minutes**

July 12, 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, Warren Pierce, Doug Davis, Charlie Pugh

Leif Olson, President declared a quorum with all board members present.

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

- Approval of Minutes of Last Meeting (April. 12<sup>th</sup>, 2023)

Board meeting minutes approved.

3: Treasurer's Report – Warren Pierce

- Review of Profit and Loss and Balance Sheets. The bank statement reflects a current balance of \$118,263.18
- We went over the report and discussed the options concerning the CD's coming due. Warren suggested that we look at other CD options for a better return, also having \$35,000 of the Sound bank savings account of \$41,669.75 into a CD for a better return. The CD options discussed are the following:
  - 11 month at 5%
  - 18 month at 4.35%
  - 24 month at 3.25%
- Sue Schaafsma asked about other bank rates, but Warren suggested the Sound Bank rates were good so He had not checked other banks.

- Warren made a proposal to take \$80,000 total, (\$54,000 from current sound bank CD and \$26,000 from current sound bank savings) into a new CD for a better return.
- A discussion took place and a motion given to take this money and invest it into a new CD by Mark, Robert second it and the motion passed unanimously.
- A discussion took place concerning 9 homeowners who are seriously overdue on HOA fees from previous years and a recommendation was discussed about possible leans. No decision was made. Letters have been sent.
- Leif brought up removing Bob Anundson off the authorized bank signers list and to have Leif Olson and Warren Pierce be the authorized signers. Motion was given by Charlie and seconded by Robert and passed unanimously.

#### 4: Committee Reports

- Safety Committee – Jeff Sickler
- Security cameras update:

Internet provider Olypen is being researched as a possibility for cameras which may be able to use the current equipment. Server location and a volunteer for monitoring is needed. Possible costs are installation and a monthly retainer.

Map your neighborhood is currently in process. More information to come at next meeting.

Cert discussion was centered around what is needed for storage facility to store supplies and equipment. Currently it is stored in various homes and garages. We need to have our own storage facility. The common area is designed as a wetland with legal complications. Miller road was discussed as the only other area to be used. Will discuss this at the next quarterly meeting.

Action items: Camera research to continue and recruitment is needed for for EH volunteers to assist other communities in an emergency.

- Architectural and landscaping Committee – Doug Davis

- Doug Davis: There was 1 request for repainting a home. It was approved by the Architectural committee.  
A request was made for an attached shed plan and was approved by the architectural committee.
- Alaina Morgon sent in an email with the following:  
A new plant has been planted at the front entrance to replace the tree removal last year. Ground cover has been spread around the plants at the entrance. A water barrel is now being used by a local handy man, Nick, who will water the plants at the front entrance weekly.  
A proposal is being made to clean up and develop the common area to make it more attractive for EHHA members to enjoy it. There will be more about this at the next quarterly meeting.
- Mark Schaafsma presented an estimate to enhance the entrance sign into the community. A sample has been made and is currently at the entrance. Shop Fabrication and install will be \$4,852.70 plus tax. Due to the volatility of steel pricing the price can change. Powder coating is an additional and brings the total to \$5,500 plus tax. A motion was made by Charlie Pugh and seconded by Robert Turner and passed unanimously.
- Discussions took place concerning the above ground planters that have the covered wagon look on Amethyst. A letter is to be sent.
- Discussion took place concerning the tree height on Coral. Currently no action is to take place.
- The Block party is scheduled for Saturday August 12<sup>th</sup>. Please contact Leif Olson to volunteer to help with set up and tear down.

## 5: Old Business

- Discussion on Greenhouses and went over a potential amendment. A letter will be sent to all homeowners and will be discussed at the HOA annual meeting scheduled for October 17

Meeting adjourned at 12:30 PM

Next board meeting is scheduled for November 8<sup>th</sup>, 2023, at 11 AM at a location TBD.