

**Emerald Highlands
Homeowners Association**
P.O. Box 3783
Sequim, WA 98382
Board of Directors Meeting
May 5, 2013

1. **President Sue Nelson** called the meeting to order at 2:00 pm. Board members present were Sue Nelson, Carol Farquhar, Ruth Stockdill, Diana Piersoll, Ken Burres, and Roger Huntley.
2. **Secretary's Report:** Minutes from the January 13, 2013 meeting were reviewed and approved as submitted.
3. **Treasurer's Report:** Ruth reported there is a balance of \$9,632.86 in checking and \$73,093.50 in the contingency fund.

4. Committee Reports:

Architecture & Landscaping Committee: A landscape privacy barrier was approved for Lot 132.

Security Working Group Committee: A security camera was successfully installed and is operational at each of the two entrances to the Emerald Highlands Development. Video monitoring signs were installed at these two locations. Neighborhood watch signs will be installed in each cul-de-sac by the end of May. The SWG will be officially disbanded once the work is completed.

Fence Committee: Sue reported she has not received a response from the City regarding the letter sent informing the City EHHA has no responsibility for fence maintenance. A second letter will be issued if recommended by our attorney. The City owns Tracts A and B (the land containing the ponds and the fences surrounding the ponds at the entrance to the Emerald Highland development and on upper Amethyst Drive next to Tract C).

Social Committee: Sue reported for Gretha Davis that talent and an MC are needed for the annual potluck scheduled for June 1st, Saturday from 5:00 to 7:00 PM at Pioneer Park.

5. Old Business:

A. Lot 130: On March 29th Judge Taylor ruled in favor of EHHA, the Order for Summary Judgment against the owners of Lot 130. The Board approved accepting a fee settlement with the plaintiff for legal fees incurred through the 5th of April. We have been notified of a Notice to Appeal.

B. Mowing Schedule for 2013: The first mowing is scheduled to occur in mid May with the second to occur later this summer as needed to be compliant with the City of Sequim Code requirements.

6. New Business:

A. Insurance review: In order to make EHHA coverage comparable to other HOAs based on the number of units and the exposure to water we have (Tract C located on upper Amethyst Drive), the Board approved adding a \$1,000,000 umbrella to the existing insurance coverage.

B. Delinquent EHHA Dues: A general discussion was held regarding members delinquent in paying their EHHA membership dues. It was suggested a letter be sent to those parties delinquent after March 31st of the 3rd year stating a lien will be filed against the owner's property after July 1st of the same year if all dues (and mowing costs if applicable) are not paid in full by the 30th of June. The Board unanimously approved this motion.

C. Tract C upper Amethyst: Requests have been received to remove the trees surrounding the pond on Tract C. The board visited the site and concluded the three tallest trees will be removed as well as allowing for some additional thinning. Fencing Tract C along the existing tree/brush line will be considered and voted on soon.

7. **The next Board Meeting** will be Thursday, the 15th of August, 2013, 2:00 PM at 250 Coral Drive.

8. **The meeting** was adjourned at 3:30 pm.