

**Emerald Highlands
Homeowners Association**

P.O. Box 3783
Sequim, WA 98382

**Board of Directors Meeting
January 13, 2016**

1. **President Bob Anundson** called the meeting to order at 2:00 pm. Board members present were Bob Anundson, Gail Anundson, Ken Burres, Ruth Stockdill, George Abrahams, Charlie Pugh; and Carol Farquhar.
2. **Secretary's Report:** Minutes from the October 21, 2015 meeting were reviewed and approved.
3. **Treasurer's Report:** Ruth reported there is a balance of \$4,797.49 in checking and \$88,563.33 in the contingency fund.
4. **Committee Reports:**
Architecture & Landscaping Committee: Bob Anundson reported the following on behalf of the Arlyn Nelson, the Architecture and Landscaping Committee Chair:

No new activity in 2016.

December 29, 2015: Lot 100 - Approved backyard fence

October 27, 2015: Lot 61 - Approved home remodel

Note: New house on Lot 148 and remodel on Lot 61 are progressing nicely.

Mowing Committee: George discussed meeting with mowing contractor. Contractor requested status of future employment by EHHA so he could make decisions concerning equipment investments. George relayed that EHHA values long term relationship with contractor who continues to meet our expectations on performance, cost, and responsiveness to our needs. This service is performed as a convenience for those lot owners who do not wish to maintain their own vacant lots or contract out.

5. **Old Business:** Bob reported on the status of the security camera system upgrade. Cameras have been upgraded. EHHA member Ryan Schaafsma has video surveillance expertise and has volunteered to assist Bob in assessing camera resolution and ultraviolet light to enhance nighttime surveillance.
6. **New Business:**

Bob reported on discussions with bank's attorney that lien EHHA has on Lot 67 will be paid at foreclosure.

Compliance of CC&R's was discussed and the Board reviewed the CC&R's on view and storage of vehicles.

Security: Discussion ensued concerning two recent security incidents. On 7 January an unlocked car was opened and garage door opener actuated opening homeowners garage door. Nothing was taken. Also, a stolen car was found abandoned on 11 January. Both incidents were reported and camera surveillance provided to police. Surveillance camera upgrades, particularly enhancing nighttime surveillance would assist law enforcement.

Ruth reported on the efficacy of new form used last year for payment of yearly dues. Based on the decrease of second notices form is clear and effective.

The board reviewed and finalized the annual letter and its documentation: cover letter, approved 2016 Budget, 2015 Annual Membership Meeting Minutes, and lot owners dues, backflow and vacant lot mowing forms. There are approximately 130 mailings. Copies are being made, stamps procured, and annual letter stuffing party scheduled.

Bob reported that Mike Brandt of the City of Sequim's Public Works Department indicated an understanding that was contrary to the City's position on maintenance of fencing around tract A and B. Bob will clarify by providing a copy of the letter the City of Sequim sent to EHHA dated September 23, 2013 stating the City will maintain the fencing and vegetation in Tracts A and B.

Carol Farquhar indicated her three year term had expired and she would volunteer to continue to serve on the board. Ruth motioned for approval for vacancy position on Board of Directors, Charlie seconded and board unanimously approved.

7. **The next Board Meeting** will be Wednesday, the 20th of April, 2016, 2:00 PM at Bob and Gail Anundson's home at 70 Amethyst Drive.
8. **The meeting** was adjourned at 3:30 pm.