

**Emerald Highlands**  
**Homeowners Association**  
P.O. Box 3783  
Sequim, WA 98382  
**Board of Directors Meeting**  
**May 8, 2014**

1. **President Sue Nelson** called the meeting to order at 2:00 pm. Board members present were Sue Nelson, Bob Anundson, Carol Farquhar, Ruth Stockdill, George Abrahams, Ken Burres and Roger Huntley. Also attending as guests were Arlyn Nelson, Tom Nash and Frank Campion.
2. **Secretary's Report:** Minutes from the January 15, 2014 meeting were reviewed and approved with no revisions. Bob motioned and George seconded, and the board unanimously approved.
3. **Treasurer's Report:** Ruth reported there is a balance of \$15,228.37 in checking and \$79,287.82 in the contingency fund.
4. **Architecture & Landscaping Committee:** Arlyn Nelson stated that there were 6 actions taken this session.
  - Lot 34: Letter sent in October regarding unfinished items from first owner/builder including: 1) gravel driveway that must be paved if to be used as a driveway and 2) a non working post lamp. No response from October letter, so sent 2<sup>nd</sup> letter on April 21<sup>st</sup> reminding them of the 1<sup>st</sup> letter and enclosed copy of it. The 2<sup>nd</sup> letter also reminded them garbage cans cannot be stored in open area visible to neighbors. No response as of May 8, 2014.
  - Lot 120: Letter sent on April 21st regarding several paint buckets and garbage can stored in the open. The owners responded quickly to fix the problem.
  - Lot 130: Approved landscaping plan.
  - Lot 70: Approved retaining wall.
  - Lot 108: Received letter requesting approval for adding railing along stairs adjacent to driveway. They were advised to submit letter with details. No letter received to date.
  - Lot 138: Arlyn submitted a request to replace fence gates and to revise adjacent fencing. Since Arlyn is on the Architectural committee he withdrew from participating in the approval process; the remaining committee members reviewed and approved the request.
5. **Old Business:**
  - Quorum Vote: As previously noted in the January meeting minutes the current EHHA Bylaws require 51% attendance of the voting interests to make any Association changes. At the October 2013 meeting it was very difficult to obtain this attendance therefore the Board is requesting to change the Bylaws of EHHA from the 51% requirement to 34% in order to be compliant with the State of Washington mandate.

This change will require concurrence of 65% of the existing voting members of EHHA at the next annual meeting. The mailing in early September will contain this vote form with the proxy.

Annual EHHA meeting: CERT intends to sponsor a chili feed the night of the annual meeting which will be advertised in a newsletter, and in the annual mailing sent in September.

**6. New Business:**

A. Traffic sign: There was a recent automobile accident at the corner of Coral and Emerald Highlands Way. The possibility of having EHHA install a warning sign at this corner was brought to the attention of Mr. Mike Brandt, City of Sequim, City Planning/Public Works Department. He advised that the streets are owned by the City of Sequim therefore the City of Sequim would be responsible for any signage and EHHA could not install signs on the city streets. They also would review the adjacent landscaping to determine if any changes are needed. There is a 38" height limit on shrubs to prevent blocking visibility for motorists per city code.

B. Lot 130: The owner of Lot 130 advised that he has determined the fence between his property and that of the adjacent property owned by the City of Sequim is actually located approximately 30" into his property. Sue wrote the owners a letter stating that EHHA would not be involved and that this is an issue between him and the City of Sequim.

C. Mowing Plan: Sue discussed the proposed lot mowing plan for 2014. It was agreed that the schedule will be similar to what was done in 2013. Mowing will start as soon as Justin is available.

D. Lien Interest: EHHA has not been charging interest on the property liens previously posted on delinquent properties within EHHA. It was decided that going forward interest will be added to all liens.

E. Tom Nash: Mr. Nash expressed concern with the wording within the existing EHHA CC&R's regarding the definition of the word "view". He feels that the definition is too broad and that it is difficult to determine when someone's "view" has been impacted. The board listened to his concerns and requested that he submit a formal written and detailed request of his concerns along with his recommendations as to how the definition should be stated.

7. The next Board Meeting will be Wednesday, the 27th of August at 2:00 pm at 150 Amethyst Drive.

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