

**Emerald Highlands
Homeowners Association
P.O. Box 3783
Sequim, WA 98382
Board of Directors Meeting
August 27, 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 Dick Beare and incoming board member Charlie Pugh.
2. **Secretary's Report:** Minutes from the May 8, 2014 meeting were reviewed and approved with no revisions. Ruth moved and Carol seconded, and the board unanimously approved.
3. **Treasurer's Report:** Ruth reported there is a balance of \$8,580.42 in checking and \$85,337.79 in the contingency fund. Ruth presented the preliminary budget for 2015; Bob Anundson recommended a minor change. The board unaimously approved the 2015 budget.

Ruth also reported all owners except 4 have paid their dues for 2014; 2 of the 4 non-payers have existing EHHA liens against their properties.

4. Architecture & Landscaping Committee:

There were two actions taken this session.

Lot 137: Approved fence extension.

Lot 136: Approved painting, minor landscaping, and installing two windows.

Lot 34: On May 10th The Architectural and Landscape Committee received a letter from the owners stating they have replaced the lamp post light with a larger solar unit and that they intend to place garbage containers behind the fence as previously requested. They also stated they have no intention to replace the gravel with a hard surface driveway.

The Architectural and Landscape Committee responded on the 20th of May stating there is no requirement to pave the area unless it is to be used as a driveway or parking area, and that it could be left as an unusual landscaping feature if they wish to. The Architectural and Landscape Committee intends to mark as completed in their records the final inspection of the exterior of the house as required by Article IV, Paragraph S, Inspection (which was never performed as the prior owner had not completed the project prior to the sale of the house).

The owners asked Sue if they could be removed from EHHA; this is not possible since buying a home in EHs means you sign on to being part of the EHHA community.

The question how to avoid another incident like lot 34 was discussed. If necessary in the future EHHA will file a lien against a property with outstanding CC&R compliance issues as soon as the Board becomes aware of a new property, 1st time seller home being put on the market before the A&LC final inspection.

Roger Huntley was welcomed as a new member to the Architecture and Landscape Committee.

5. Old Business:

Mowing Plan: Ruth advised that the second mowing on vacant lots was recently conducted and that all but three owners have paid for the first mowing. Statements will be sent for the second mowing.

6. New Business:

A. Dick Beare: Mr. Beare expressed concern about neighborhood garbage cans being left at the curb long before and after pickup dates. Sue said she would send a letter to the offending party reminding them of the CC&R requirements.

B. Traffic: Roger expressed concern regarding the traffic speeding on Emerald Highlands Way and Amethyst Drive. In light of the recent automobile accident at the corner of Coral and Emerald Highlands Way and a close incident at Emerald Highlands Way and Onyx Lane he offered to write a letter to the City of Sequim Chief of Police and the City Manager requesting appropriate signage installed.

C. EHHA Annual Meeting: Sue presented an information packet containing the Agenda for the Annual EHHA meeting to be held on October 14, 2014, preliminary budget for next year, Proxy Form, and Bios of four board member nominees.

General discussion held regarding adding additional clarification as to the history and importance of obtaining signatures on the Proxy Form. Ruth moved, Bob seconded, and the board approved the packet with changes to the proxy format.

D. Barking Dog: Roger stated that he had received a complaint regarding a barking dog at the end of Amethyst Way. Sue said she would talk to the owner.

7. The next board meeting will be Wednesday, the 22nd of October at 2:00 pm at 150 Amethyst Drive.

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