

**Emerald Highlands
Homeowners Association Annual Meeting
P.O. Box 3783
Sequim, WA 98382
October 9, 2012**

President Sue Nelson called the meeting to order at 7:00 PM. The Board Member, Ruth Stockdill, acting as Secretary for this meeting certified that a quorum made up of lot owners and proxies for a totaling of 89 out of 149 lot owners was present.

An amendment to the 2011 Annual Meeting minutes detailing additional information about the proposal to turn maintenance of existing fencing over to the City of Sequim as follows was added. "The City of Sequim redefined the surge ponds to wetlands status. EHHA declined the City's offer to take over the maintenance of the fence because to do so on the current footprint required using hog wire or chain link fencing on the current fence posts. To replace existing wood fence posts with more appropriate new steel posts to support a chain link or hog wire fence would mean a 22' setback from the edge of the area designated as wetlands as that would be considered a new fence. At this time the Board decided to repair the current fence as our understanding from the City is that any individual components can be replaced as necessary to maintain the existing structure." The President asked that the 2011 Annual Meeting minutes be approved as amended. Bob Anundson so moved and Charlotte Rockwell seconded. The minutes were approved by a voice vote.

**Reports:
FINANCE**

The Treasurer, Carol Farquhar, submitted the Financial report for the 2011-2012 fiscal year (ending September 2012). The income for the fiscal year 2011-2012 was \$15,639.36 and expenses were \$8,210.23. Carol reported that association bank accounts had been moved to regional bank, Sound Community Bank from Chase. The move has generated additional interest on our contingency fund and checking account. The President asked that the 2011-2012 Annual Financial Report be approved. Kathy Schreiner moved and Dick Hahn seconded the report be approved and it passed by voice vote. The 2012-2013 Proposed Budget was then presented. Carol pointed out that the budget was sent out in the mail. It is based upon \$100 per lot on the 149 lots in Emerald Highlands with dues from 144 lots. The President asked that the 2012-2013 Proposed Budget for \$14,900 be approved as amended. Bruce Rockwell moved and Peggy Armstrong seconded for approval. The budget was approved by voice vote.

ARCHITECTURAL COMMITTEE

Arlyn Nelson, Co-Chairman along with Co-Chairman Monty Sampson and members Ron Farquhar and Eddie Dowling make up the Architectural Committee. Arlyn reported that there were no new homes under construction. There are 2 homes still incomplete, the one facing Sequim Avenue on lot 34 and the other is the ongoing problem with lot 130. The committee has reviewed and approved plans for replacing siding, painting homes, landscaping changes and some remodeling plans during the 2011-2012 year.

CC&R COMMITTEE

Currently the committee is disbanded. Sue Nelson and Monty Sampson have driven the subdivision periodically and responded to complaints from various home owners. Harry McVeety has volunteered to take over the drive-by review every 4 to 6 weeks. There appears to be an ongoing issue with burned out light bulbs in driveway lamp posts.

POTLUCK

Peggy Armstrong reported for chairman, Gretha Davis, that attendance at this year's potluck was small at 38. The committee has gotten some feedback that the location is not "child-friendly" and some suggestions to move the location back to the Coral cul-de-sac or change the date to June or September. Some discussion ensued that Peggy will take back to the committee.

CERT

Ray Strazdin was unable to attend. Sue Nelson read his report. First the members were asked to stand and be acknowledged. The current team consists of 24 trained volunteers and 3 partially trained team members. Additional members would be very welcome and would receive 2 1/2 days of free training. Recent events like Hurricane Isaac, tornados in NY and western wildfires point out the need for a strong emergency response effort. Contact Ray if you are interested in joining the team at 683-1705.

New Business:

ELECTION OF NEW BOARD MEMBERS

Our thanks go to Monty Sampson and Betty Switzer who will be leaving the board. Carol Farquhar will continue on the board, but not as Treasurer. New board candidate Roger Huntley was not present. A motion for approval was made by Bob Anundson and seconded by Monty Sampson. The vote passed by acclamation.

LOT 130 – President Sue presented a summary of the status of Lot 130 and the actions the board has taken in the last year. Discussion ensued about the structure being a safety and fire hazard and possible condemnation. The board will take that under advisement. Jim Chesnutt moved a cap of \$10,000 be placed on legal expenditures before the board would have to come back to the membership for approval and Ron Farquhar seconded. Additional discussion ensued about board responsibilities, the use of contingency funds and when things should be brought by to the membership. The motion failed in a show of hands vote.

OTHER – Brief other discussion concerning administration of CC&R's, their origin, intent and interpretation including view preservation ensued and was taken offline.

ADJOURNMENT – Kathy Schreiner moved to adjourn and Dick Hahn seconded. The meeting was adjourned at 8:22 pm.