

**Emerald Highland  
Homeowners Association Annual Meeting  
P.O. Box 3783  
Sequim, WA 98382  
October 8, 2013**

President Sue Nelson called the meeting to order at 7:00 PM. Treasurer, and acting secretary, Ruth Stockdill, certified that a quorum made up of lot owners and proxies representing 79 out of 149 lot owners was present.

The President asked for a motion to approve the 2012 Annual Meeting minutes. Kris Eklund so moved and Carol Farquhar seconded. The minutes were approved by a voice vote.

**Reports/Old Business:**

**GENERAL**

President, Sue Nelson, provided a status of unusual issues addressed by the board in the 2012-2013 fiscal year. They included resolution of the suit filed against the owner of Lot 130 (290 Amethyst) and the subsequent sale of the property; acquisition and installation of surveillance equipment following a neighborhood break in; final clarification from the City of Sequim that it owns and has responsibility for the maintenance of the fencing around Tracts A and B which are designated wetlands/critical habitat areas.

**FINANCE**

Treasurer, Ruth Stockdill, submitted the Financial Report for the 2012-2013 fiscal year (ending September 2012). The income for fiscal year 2012-2013 was \$26,750.91, which included the \$8,000 from the Lot 130 settlement and recovery of back dues and mowing expenses from satisfied liens. Expenses were \$29,010.15 which included an increase in insurance costs, legal expenses, the surveillance system installation and a second mowing of vacant lots. No funds were transferred to the contingency fund this year, but it is generating additional interest since last year's move to Sound Community Bank. The President asked that the 2012-2013 Expense Report be approved. Michael Rau so moved and Dick Hahn seconded. The Expense Report was approved by voice vote. The President asked that the 2013-2014 Proposed Budget for \$14,900 be approved. Joni McKeta so moved and Michael Rau/Dick Hahn 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 there were no new homes under construction but the committee had processed 10 requests: 4 requests for paint color changes, 1 storage unit, 1 fence, 1 landscape plan, 1 deck, 1 generator and 1 concrete pad. The committee has been meeting with the new owner of Lot 130 who plans to complete construction by year end. Lot 34 has sold. There is still some external work to be completed before the committee will provide final sign off.

**LUNCHERS**

Kris Eklund reminded the group that the Lunch group meets the 3<sup>rd</sup> Tuesday of each month. The next meeting is Tuesday, October 15, 11:30am at Nourish hosted by Peggy Armstrong.

**CC&R COMMITTEE**

In lieu of a committee, Sue has dealt with complaints as they occur. Volunteers for the CC&R committee would be welcome.

**POTLUCK**

Chairman, Gretha Davis, was traveling, so Sue reported the 2014 Potluck will again include a talent show. The event is scheduled for June 7, 5-7pm at Pioneer Park. The date will be confirmed in the 2014 Newsletter.

**CERT**

Ray Strazdin was unable to attend. Sue read his report acknowledging CERT members. Additional members would be very welcome and would receive 2 1/2 days of free training. Contact Ray if you are interested in joining the team at 683-1705.

**WELCOME**

Sue reported that she has visited 12 of 14 new families in the neighborhood. Volunteers for this committee would be encouraged.

**New Business:**

**ELECTION OF NEW BOARD MEMBERS**

New board candidate George Abrahams was asked to stand and say a few words. A motion for approval by acclamation was made by Kris Eklund and seconded by Dick Hahn. The motion passed.

**TRACT C**

The presence of water on Tract C has resulted in higher insurance costs. A committee has been established to obtain additional bids for adequate insurance coverage at a lower cost. The question of fencing and signage for Tract C which is owned by the Association is on-going work for the Board. A draft policy statement for EHHA concerning access to Tract C was presented by Sue. The board will continue to address these issues at the next board meeting on October 17, 2pm.

**ADJOURNMENT** – Arlyn Nelson moved to adjourn and Michael Rau seconded. The meeting was adjourned at 8:21pm.