

**Emerald Highlands
Homeowners Association Annual Meeting
P.O. Box 3783
Sequim, WA 98382
October 14, 2014**

President Sue Nelson called the meeting to order at 7:00 PM. Secretary Roger Huntley certified that a quorum made up of lot owners and proxies representing 94 out of 149 lot owners was present. Two additional members were present at the meeting; neither lot owner signed in or turned in a proxy.

The President asked for a motion to approve the 2013 Annual Meeting minutes. Kris Ecklund so moved and Paul Gookins seconded. The minutes were approved by a voice vote.

Old Business

President Sue Nelson stated the Insurance Review Committee formed last fall reviewed and compared our current insurance coverage with other insurance carrier policies. This detailed review resulted in a change to State Farm Insurance from the Gellor Insurance Agency with a savings of over \$3,000 a year. Sue expressed the Board's appreciation to Bob Anundson, Ruth Stockdill, Don Klinger and Dick Hahn for their efforts.

FINANCE

Treasurer, Ruth Stockdill, submitted the Financial Report for the 2013-2014 fiscal year. The income for fiscal year 2013-2014 was \$17,577.12 while expenses were only \$7,572.27; substantially less than last year due to minimal legal support required. The checking account balance is \$8,026.38 after transferring \$6,000.00 to the contingency fund resulting in a total contingency fund balance of \$85,373.00. The President asked that the 2013-2014 Financial Report be approved. Jim Chesnutt so moved and Leif Olson seconded. The Expense Report was approved by voice vote.

The President asked that the 2014-2015 Proposed Budget for \$17,300 be approved. Cat Xander so moved and Peggy Armstrong seconded. The 2014-2015 Proposed Budget was approved by voice vote.

ARCHITECTURAL COMMITTEE

Monty Sampson, Co-Chairman reported there were no new homes under construction but that the committee had processed 16 requests: 4 requests for paint color changes, 1 remodel, 4 fence changes, and 4 landscape changes. There are 2 exterior pole light open issues for lots 130 and 28; and 1 tree height open issue for lot 32.

The committee recently sent a letter to the owner of Lot 130 to remind him to install an exterior pole light per the CC&Rs before final inspection can take place. The committee sent a letter to the owners of lot 28 after it was observed the pole light was missing/had been removed.

Peggy Armstrong thanked the Architectural Committee and the Board for the manner in which Lot 130 has progressed over the years.

Monty remembered the recent passing of Ron Farquhar who had served on the Architectural Committee for the past 10 years. Roger Huntley was introduced as the newest member of the Architectural Committee.

CC&R COMMITTEE

In lieu of a committee, Sue has dealt with complaints as they occur.

POTLUCK

There was no potluck last year due to lack of interest. President Sue Nelson asked if there was any interest in holding a potluck dinner before the annual meeting next year. Audience response was overwhelmingly in favor of the activity, especially since it allows people to attend and arrive at the annual meeting before dark.

CERT

The President thanked Gretha Davis, Bob Mills and the CERT organization for providing the excellent chili fundraiser dinner before the meeting. Bob Mills, CERT President, presented a program explaining the purpose of CERT and its importance to the neighborhood. The physical constraints of our location make being prepared to handle emergency situations even more important. Upon asking how many in the audience have had a first aid class in the past two years only ten people raised their hands, six of them being CERT members. It was obvious that our neighborhood is not prepared for a major emergency. Bob provided emergency preparedness handouts. Bob also remembered the recent passing of Howard Casey, one of our long term CERT members.

WELCOME COMMITTEE

Carol Farquhar is helping Sue with preparing welcome packets and greeting new neighbors. Emerald Highlands has 11 new owners this year. Sue introduced the newest family to our neighborhood, Butch and Kathy Conrad.

New Business:

ELECTION OF NEW BOARD MEMBERS

New board candidates Charlie Pugh and Leif Olson as well as returning members Bob Anundson and Ken Burres were asked to stand and say a few words. A motion for approval by acclamation was made by Kris Ecklund and seconded by Jim Chesnutt. The motion was approved by voice vote.

QUORUM VOTE

President Nelson explained the importance for reducing the quorum count from the existing requirement of 51% to the State mandated requirement of 34%. General discussions ensued in which varying opinions were expressed with Bob Anundson explaining that in previous years it has been very difficult to obtain the 51% attendance and one year a second meeting with the associated additional expense and manpower was required in order to meet the existing requirement in our Bylaws. By show of hands there were 6 votes against with the majority expressing vocal approval. There were 6 no votes registered in the proxies returned by mail.

ANIMAL CONTROL

President Nelson expressed concern over recent complaints regarding dogs running unleashed and barking. She asked all homeowners to be considerate of everyone living in the community and to not allow intolerable situations to develop. This is a reminder for everyone that the CC&R's do not allow for animals to roam freely. Feeding of wild life, such as deer, raccoons or geese, may create a neighborhood nuisance, and is discouraged. There is a city ordinance relating to barking dogs. Documenting the barking, howling, yelping, or whining for more than one hour of a pet will get a city compliance officer out to investigate the complaint filed. Bob Mills requested that cats running loose should also be disallowed.

ADJOURNMENT – Bob Anundson moved to adjourn and Mike Rau seconded. The meeting was adjourned at 8:00pm.

In Memoriam

Ron Farquhar 1943-2014

Ron served on the Architectural and Landscape Committee for 10 years; he was the current President of the Sequim Noon Rotary Club. Ron served on the Sequim City Council from 2002 to 2007. He will be missed.

Howard Casey 1939-2014

Howard was a member of the Emerald Highlands' Community Emergency Response Team since its inception. Howard was a deacon for his church and an umpire. His passions included Jesus, baseball and serving his community as needed. He will be missed.