

Emerald Highlands Homeowners Association

Homeowners Board Meeting Minutes

18 June 2010

1. President Charlotte Rockwell called the meeting to order on June 18, 2010 at 10:00 a.m. at 51 Jade Circle. Board members attending were Sue Nelson, Don Klinger, Bonnie Long, Carol Farquhar, Monty Sampson and Karen Jefferson. Ann Goff attended as interested association member.

2. Approval of Jan 28, 2010 Board Meeting Minutes. Karen Jefferson made a motion to approve the minutes of the Jan 28, 2010 Board Meeting. The motion was seconded by Sue Nelson and approved unanimously by the Board.

3. Treasurer's Report. Carol Farquhar presented the Treasurer's Report. The association checking account held \$16,415.69. The contingency fund held \$61,424.42. 5 members had not paid their annual assessments by the board meeting date. Carol recommended moving \$9,350 from the checking to the contingency fund per budget limits. Sue Nelson moved that \$9350 be moved from the association checking account to the contingency fund. The motion was seconded by Karen Jefferson and approved unanimously by the board.

4. Committee Reports.

Architecture Committee. Monty Sampson provided an update on the committee's activities:

a. Lot 130 (290 Amethyst Dr.): Since the last meeting the owner has given permission to clean up the lot and put the debris in the garage. The clean-up was done by a group of neighbor volunteers. They did a good job and their efforts were greatly appreciated. A direct call to the owner from one of neighbors requested that the porta-potty be removed. An email was also sent by the committee requesting porta-poty removal. The porta-potty was removed a short time later. The committee had not requested the removal of the porta-potty earlier because it is a city requirement to have it present during construction. If the building permit is renewed, another porta-potty would have to be put on the site. The owner's last email on June 13 stated that the permit had not come through, he had sent a letter but had no reply, and that he was trying to find out what he needed to do to get things unstuck.

b. Lot 131: The dirt pile has been removed. The owner has asked the association to handle the trimming and mowing of the lot.

c. Lot 18: A new building plan was approved. Construction has commenced, footings have been poured and a lot of rockwork has been done.

d. Lot 28: A fence plan request was submitted and approved.

e. Lot 34: A building plan was approved in March with the understanding that the owner wanted to start immediately. There has been no activity and no public notice of building permit. The committee has sent a letter requesting status.

Mowing. Letters have been sent to vacant lot owners stating requirements and options. We have received some responses requesting the association handle the mowing. We have received notices from 8 vacant lot owners that they will handle the mowing themselves. 5 have already completed the task. It was discussed whether the lot mowing should be started earlier due to this year's weather. It was said that one of the factors influencing the start date for the mowing has been the nesting of quail in the grass. A motion was made by Charlotte that vacant lot mowing should be moved up and start in June. Don seconded the motion and it was unanimously approved,

Picnic. Charlotte mentioned that this year's picnic will be a potluck at Pioneer Park on Aug 7. There will be something about the picnic in the next newsletter. The committee has had a meeting. Gretha will be in contact with others about games, etc. The dining will be inside. There are no grills available at the park but plenty of bathrooms.

CC&Rs: Charlotte said they are looking for a lady to join the group. People are reminded of the need to mow and weed all the way to the street. Charlotte said that the issue of contacting homeowners in writing versus visiting people has come up. She said that there was a portion of the CCRs that dealt with enforcement, in which it said a committee could attempt to resolve issues in consultation with the homeowner. She said that this issue had come up a couple of years ago as to whether the initial contact should be in person or in writing. It was deemed at that time that a personal visit would be done first. If the issue couldn't be resolved with a visit, a letter would then be written. She said that we have received emails from people stating that they want a letter first and emails from people stating that they want visits first and then a fine. She stated that fines were brought up 2 or 3 years ago and that it was decided that fines were not deemed an appropriate thing. Charlotte then asked the board's opinion on how they feel this is interpreted in the CC&Rs - attempting to have a personal visit before written contact or vice versa. The issue was discussed at length with a consensus reached that initial contact should be by letter. . Don said that he would write a draft letter and send a copy to board members for coordination.

5. Old Business.

Backflow Testing: Backflow testing has been completed and appeared to work well this year.

Fencing: The fence working group is continuing to research options and costs. The working group mentioned that the city is recommending a 6 foot fence and that is being factored in the research. For the interim, Sue made a motion that short term safety-related repairs be made to the current fence. Bonnie seconded the motion and the motion was passed unanimously.

CC&R changes: A homeowner has suggested that the CC&Rs be changed, in consultation with a lawyer, to preclude a situation such as we have with Lot 130 from occurring in the future. Our lawyer said the CC&Rs, as written, contain sufficient measures.

Lot 130: Based on apparent lack of activity on Lot 130, Don made a motion to schedule a meeting with the appropriate officials in the City of Sequim to see what the city could do to help resolve the issues with the residence. Based on the information from the city, a special board meeting might be called to consider an association course of action. Sue seconded the motion and it was approved unanimously.

New Members Committee: The responsibilities of the new member committee were discussed. Bonnie, Sue and Carol agreed to serve on the committee.

6. New Business.

a. The board received a suggestion from a homeowner that local farmers be contacted to see if they would be interested in clearing vacant lots and planting foliage on the lots that could then be harvested for their use. Due to the number, relatively small size, dispersal and varying slopes of the lots and the number of out-of-state lot owners, the board felt that the proposal was not feasible at this time.

b. Sue suggested that we should look at using the newsletter as a means of educating newcomers to such gentlemen's agreements as scheduling lot mowing for after the quail have finished nesting on the lots.

7. Charlotte mentioned that she had received a letter from Dick Beare within the last week detailing incidences with addresses of trash cans not being retrieved in a timely manner, parking on gravel, grass not being cut on the strip between the sidewalk and the street, failure to keep yards cut and maintained and a general concern about the unattractiveness of garage doors being left open for extended periods of time during the day. Charlotte said that some of the concerns had already been addressed by letters to the owners but that the instances would be re-looked and actions taken as appropriate.

8. The next regular board meeting was scheduled for 14:00 p.m. on August 3.

9. Sue motioned that the meeting be closed. Carol seconded the motion and it was approved unanimously.