

**Emerald Highland
Homeowners Association Board Meeting**

P.O. Box 3783
Sequim, WA 98382

April 20, 2010

President Charlotte Rockwell called the meeting on April 20, 2010 to order at 2:03 PM. Board members attending were Jim Davis, Carol Farquhar, Don Klinger, Sue Nelson, Monty Sampson, and Betty Switzer.

A. Minutes - Charlotte said there were a couple of items in the minutes from the January 28th board meeting that needed to be changed. These are the date of the EHHA picnic needed to be changed to August 7th not 8th and item 6 needed to be dropped because the minutes for the 2009 Annual EHHA Meeting minutes had already been sent in the 2010 membership billings. With these corrections Don moved and Carol seconded that the minutes be approved as revised. The motion passed.

B. Committee Reports

1. Treasurer's report – Carol reported that there is \$12,417.14 in the general fund and the contingency fund has \$62,474.42. About two-thirds of the members have paid their dues. Second notices will be sent out after the first of May. Betty moved and Jim seconded that the Treasurer's report be approved and they were.

2. Architectural Committee – Monty started with Lots 130 and 131. On Lot 131, Arlyn talked to the owner last week about the dirt pile. Earlier this year the owner thought there would be a need for contractors to use it, but nothing has happened. He also told Arlyn that he would be coming to visit his brother in Emerald Highlands. He is expected to be in town next week and promised to take care of the dirt removal while here. . On Lot 130 there has finally been a recent reply to our registered letters and emails over the past few months. The owner finally sent a note over the weekend after Arlyn sent the message "PLEASE RESPOND!!" He simply said here is my plan: The Indy Mac Bank failed that was financing the loan and he has not been able to refinance it; and the work permit has expired. It was noted that he is maintaining the Port-A-Potti contract and lot payments. The owner did ask if the Architectural Committee could recommend any local contractor to finish the job. The committee did discuss the situation with a former contractor and the feeling is that the job wouldn't be touched without money up front to carry out work. In the middle of all of this he has received a letter from the city that the permits have all expired and the garage doors need to be installed because it is an unattractive nuisance and they want him to do it by May 15th. EHHA was sent a copy of the letter by the city. The Architectural Committee has responded to the owner by email today that we do not have any contractor to recommend doing the work. Arlyn thanked him for

responding and that he needs to work with the city and to get on with the work. Also it was pointed out to him that he can get on line to check out builders; a list of builders and their phone numbers was included in the email for his reference. Our feeling is the doors could be put up without the permit. We told him to talk to the city and find out what can be done. Other issues concerning the Architectural Committee that have come up since our last meeting - a building plan has been approved for Lot 34 on April 16th for Joseph and Suzanne Feuling from Oceanside, CA. Feuling will be applying to the city as managing contractor based on his previous building experience. This is the lot that had a long approach to Opal. The plan now has an approved entry from the west to Sequim Avenue. The narrow strip for the driveway is now part of Lot 33. We now expect some action on Lot 18, which belongs to Ruth Messing. There have been a few other requests that have been handled regarding changes on existing developments.

3. Charlotte talked to our attorney after several emails have come through about what we could do about Lot 130. Basically he said we can go in and mow the property as provided under article 5d and bill the owner for the service, but we cannot touch the rest of the property without his permission. If you did anything else it could lead to litigation for the damages. He said we could sue but there is no certainty that anything would transpire.

4. Welcome Committee - Sue reported that she felt she was not suited for the committee and she found Donna Olson and Villeta Skillman; they would be happy to do the job. Sue pointed out that she would like to see a procedure to simplify the notification to the committee on who and why people need to be informed about a timeline for changes in ownership, rentals, or building projects in the EHHA area. Betty brought up the fact that Carol receives the word about changes in ownership. Carol brought up the fact that some of the houses going through foreclosure such 41 Opal apparently do not go through the same escrow procedure as other home sales that include the fee membership for the current year. Sue recommended that a standard blurb should be put in the newsletter to encourage people living in our area to advise Sue Nelson about any new neighbors moving in by phone or email so the board will be informed and the Welcome Committee can call on the new people.

5. CC&Rs - The committee reported that front landscaping had been started last year on Lot 149. A letter was sent out in early March regarding completion of the landscaping; it was finished at the end of March. There are quite a few yard lights that are burned out. The city street light on Coral and Jade has been intermittent. Also there are weeds and dead plants that need to be dealt with. We need to remind people that mowing goes down to the road for lots such as those backing up to Miller Road and others with no sidewalks by the curb. Don pointed out that people could exchange their

large recycle container for a smaller one if they contacted DM Disposal in advance.

C. Old Business

1. Bid requests were sent out to Aloha Fencing and Northwest Fencing on the two fenced holding pond areas in our neighborhood using 5' powder coated vinyl chain link fence versus a 5' cedar board fence for 2,050 linear feet. Monty and Sue said this information would provide a good base point for our consideration in the future. The current fence should last a few more years and we will just have to watch it before we recommend the replacement. Russell Long, one of our EH residents has volunteered to do a fence inspection as he has had experience to do fence inspection as he has had with wood fences as a contractor. There was extensive discussion of possible alternatives including a possible 6' fence; if chain link would we want slats filling in the fence, a solid plastic fence, etc. Further information will be looked into.

D. New Business

1. Lot 48 at 31 Onyx is currently scheduled for sale on June 25th. It is noted as a trustee sale. It will be sold at the courthouse entryway. It is valued at \$419,000.
2. Some owners thought that the minutes should be posted sooner than after the next board meeting when they are approved.
3. Charlotte contacted Apex about mowing around the upper and lower ponds as well as dealing with the plants at the entrance to Emerald Highlands. Do we want to have Justin do the streets adjacent to the lots he mows? There was discussion about how to treat the weeds. There is concern about what chemicals can be used because it goes directly into the storm drains.
4. Betty brought up the backflow inspection and there was discussion about how they sign up and who is on the list. Don will send an email list to recheck.

E. Jim moved to adjourn and Betty seconded it.