

**Emerald Highland
Homeowners Association**

P.O. Box 3783
Sequim, WA 98382
Board of Directors
July 19, 2011

1. President Don Klinger called the meeting to order at 2:00 PM. Board members attending were Jim Davis, Carol Farquhar, Sue Nelson, Charlotte Rockwell, Monty Sampson, Ruth Stockdill, and Betty Switzer.

2. Committee Reports:

A Secretary - Don reminded the Board that the minutes from the April 6, 2011 EHHA Board Meeting were approved by email on April 20, 2011.

B. Treasurer's Report – The General Account has a balance of \$15,981.70. A transfer of \$ 9,030 can be added to the Contingency Fund, which would bring it to around \$77,137. The bank has not reported the interest in the past few months so the amount would be slightly larger.

C. Architectural Committee:

(1). Lot 86 (81 Jade) A skylight installation was approved.

(2). Lot 81 (131 Coral Drive) Turned down a request for a freestanding greenhouse.

(3). Lot 114 (111 Sapphire Place) Wrote a letter reminding them that they still have to resolve the drainage issue with lot 113 downhill to the north.

(4). Lot 17 (61 Topaz) Approved a partial fence along lot 18.

(5). Lot 34 (1350 Sequim Avenue) Work is progressing. Owner anticipates completion of outside by September per conversation with AC members. A letter has been sent reminding the owner about the requirements for storing a boat on the property.

(6). Lot 130 (290 Amethyst) An email was received on June 13 in response to AC inquiry, stating that garage door had been paid for and that owner was considering putting property up for sale. Owner was checking why garage door hadn't been installed. AC sent an email requesting status in mid-July but had not received a response as of the Board meeting.

D. CC&Rs –

(1) Tree Trimming – Charlotte reported that there was a telephone call from lot 79 about trees over 18' that are on lots 61 and 62 and perhaps lot 81 that are blocking their view. What can be done about it?

(2) Rentals – The question was asked if the owners give out the CC&Rs to the renters so they can follow them? Don said that the property management companies were either provided with hard copies of the CC&Rs or the link to web site for downloading. This affects lot 55 (70 Onyx) with horsetails growing in the back yard and lot 56 (60 Onyx) with weeds and no grass in the backyard.

3. Old Business –

A. Fencing – The City’s most recent alternative suggestion of substituting hogwire for vinyl-coated metal mesh to replace the wooden slats on existing fence posts was discussed. After prolonged discussion on the restricted options imposed by the city on the fence due to its now enclosing a city-designated wetland as opposed to its prior status as run-off holding area, the Board reached a consensus of keeping and maintaining the current fence with the option of reviewing the issue in the future if conditions warrant. Carol Farquhar moved that we leave the fence as is for the current time with keeping the fence up with contracted maintenance. Betty Switzer seconded the motion. It passed unanimously. Maintenance standards were discussed and inspection once a year with homeowner’s input was recommended. A special letter reviewing the status of the fence and its future of it will be sent out prior to the annual meeting.

B. Vacant houses – Don said we currently have three vacant houses for which we can not contact the owners of record:

- Lot 67 (20 Coral) owes for this year’s dues and mowing costs.
- Lot 35 (30 Opal) owes for this year’s dues and mowing costs.
- Lot 37 (60 Emerald Highlands Way owes for 3 years’ dues and mowing costs

In addition Lot 26 (21 Opal) owes for this year’s dues and will be billed for mowing costs.

There was discussion on whether the association should keep these properties mowed at association expense and what actions could be taken to try to recoup our expenses. Don moved that we place liens Lots 35, 37 and 67 with Clallam County to cover the current and ongoing dues and expenses. Monty seconded the motion. It passed unanimously.

4. The next Board meeting will be at 111 Amethyst Drive on September 20, at 1 PM.

5. Don moved and Carol seconded that the meeting be adjourned