

**Emerald Highland
Homeowners Association**

P.O. Box 3783
Sequim, WA 98382
Board of Directors
September 20, 2011

1. President Don Klinger called the meeting to order at 2:00 PM. Board members attending were Jim Davis, Bonnie Long, Sue Nelson, Charlotte Rockwell, Monty Sampson, and Betty Switzer. Dick Beare attended as an observer.

2. Committee Reports:

A Secretary - Don reminded the Board that the minutes from the July 19, 2011 EHHA Board Meeting were approved by email on August 15th.

B. Treasurer– There was no Treasurer’s report because Carol Farquhar was not at the Board Meeting. Don asked if there were any changes in the 2012 EHHA Proposed Budget. There where no changes except a spelling error in the word Maintenance.

C. Architectural Committee:

1. Lot 62 (80 Coral Drive): the AC is corresponding with the owner about a tall tree.
2. Lot 146 (20 Amethyst) made a request for a minor change in color for repainting.
3. Lot 34 (1350 Sequim Avenue): the boat was removed from view and the house is now moving right along.

4. Lot 130 (290 Amethyst) responded to an email request for an update on his plans. The owner responded that was looking for a builder to finish the house and was going to list the property as an investment opportunity. The owner is up to date on assessments and mowing expenses.

D. CC&Rs –

1. Parking on gravel by driveway – The renter at 110 Coral Dr. (Lot 61) has continued to park on the gravel beside the driveway after a letter had been sent to the property owner requesting that the practice stop. Action Rental, the property manager, indicated that he would take further action if advised of further violations.
2. Tree blocking view – 110 Coral Dr. (Lot 61) has a tree on the corner of the lot that blocks view of traffic.

3. Old Business:

A. Liens

Liens have been filed with Clallam County on the following lots for unpaid dues and mowing costs: (Lot 67) 20 Coral Dr, (Lot 37) 60 Emerald Highlands Way and (Lot 35) 30 Opal.

B. Main Entrance Landscaping

A landscaping plan submitted by the EHHA landscaper at EHHA request to improve the appearance and safety of the main entrance was discussed and it was agreed that a detailed planting scheme be requested from the landscaper showing which plants would be used and where.

4. New Business –

A. No-Solicitors Sign.

A homeowner asked the Board to consider posting a No Solicitors sign at the entrance of the subdivision After discussion with the Sequim codes officer, it was learned that because the Emerald Highlands roads were city (public) property, no signs could be posted on city property or the adjoining city right-of-way adjacent to the roads.

B. Yard light maintenance.

A homeowner suggested that the Board consider offering a service that would identify and replace burned-out yard light bulbs for those homeowners who desired and authorized the service. The issue was discussed and it was decided that there were more liabilities and organizational problems than benefits and that the issue not be pursued at this time.

5. Next Meeting.

It was decided to meet at 1pm on 11 October to assemble the November 8, 2011 Annual Membership Meeting notification letters.

6. Charlotte moved and Betty seconded that the meeting be adjourned.