

**Emerald Highland  
Homeowners Association Board Meeting  
P.O. Box 3783  
Sequim, WA 98382  
January 28, 2010**

Vice President Don Klinger called the meeting on January 28, 2010 to order at 2 PM. Board members attending were Jim Davis, Carol Farquhar, Sue Nelson, Bonnie Long, Monty Sampson, and Betty Switzer. President Charlotte Rockwell could not attend.

- A. Don suggested that the minutes from the November 10th board meeting be approved as distributed after the meeting. Don moved and Carol seconded that the minutes be approved as revised. They were approved.
- B. Committee Reports
  1. **Architecture** –An email message was sent this morning to Warren Stickney inquiring about any progress on the unfinished house. Arlyn also left a phone message for him about 1 PM today. Around the end of December he said he was renewing his permits and renewing the loan. On Lot 131 there is no progress on the dirt pile. Dan Corbett is the owner who had to repossess the property. He made arrangements with C&J Excavating to remove the dirt when they have a project in the area and Corbett will probably have to pay half of the removal costs. Don asked about a complaint about loose and torn plastic flapping in the wind and causing a nuisance to the neighbors. Several board members have seen the damage and heard complaints about the loose plastic. There was discussion about what action should be taken, but there was no action recommended. Then discussion turned to the fact that our attorney has been preparing a letter to the owners of Lot 131. Laminar was mentioned as owner, but Monty pointed out that Corbett now is sole owner of the lot. Sue asked if it was possible to outline the actions and progress on Lots 130 and 131. Don said it is possible to make a point-by-point report. Betty moved that the Architecture Committee prepare a report on the history of progress on Lots 130 and 131. Monty questioned publishing a report because it reflects the personal finances and affairs and could create legal problems. The motion was not seconded but there still will be a report prepared for the board.
  2. **Annual Picnic** - Gretha Davis is organizing the picnic on August 7 (the first Saturday) at Pioneer Park. This meets the time and type of place approved by vote at the 2009 Annual EHHA Meeting.
  3. **Newcomers** – Sue reported new renters at 81 Onyx. There was no answer to the doorbell so she left a package about the neighborhood. She then called later and got the answering machine. She left her name and number and offered to answer any questions.
  4. **Fence** – Sue and Monty measured the north-facing perimeter above the pond just south of Miller Road or Tract A; there is 1447 linear feet of fencing. There is 611 linear feet of fencing on Tract B between lots 129 and 130 west of Amethyst Drive. All together that is 2058 feet or the equivalent of fencing in 2.5 acres. After initial inspection, it appears that the fence does not need be replaced in the near future and can be maintained for years before it will have to be replaced. Bonnie suggested that her husband Russ has experience on building and repairing fencing and could evaluate the fence's condition. Fence repair could be added to the budget as a line item
  5. **Treasurer**- Carol has done the 1099 report for the mowing, had the income tax done for \$100, and received a billing of \$750 attorney fees.
- C. Old business.
  1. On Lot 69, \$100 was for the fees, but not the \$45 mowing charges.
  2. Carol reported the house on Lot 54, 80 Onyx is in escrow and in the process of being sold.
  3. Excavators are cleaning up Lot 15. Monty said that they didn't have to get involved with the Architecture Committee for what they are doing.
- D. New business
  1. The email from a homeowner was discussed. There are issues that need further study and it was decided that the president should be included in any conclusions from the board regarding the email.
- E. Betty Switzer moved to adjourn and seconded by Carol Farquhar.

As amended & approved on April 22, 2010