

**Emerald Highland
Homeowners Association Board Meeting
P.O. Box 3783
Sequim, WA 98382
September 29, 2010**

President Charlotte Rockwell called the meeting on September 29, 2010 to order at 1:00 PM. Board members attending were Jim Davis, Carol Farquhar, Don Klinger, Bonnie Long, Sue Nelson, and Betty Switzer.

- A. Minutes - Charlotte pointed out that the contingency fund and general fund had been reversed in the second sentence of the minutes. She then asked if there were further items in the minutes from the August 31st board meeting that needed to be changed. Carol moved and Don seconded approval as amended, and the board unanimously passed it.
- B. Committee Reports
1. Treasurer's Final Financial Report for 2009-2010 - Carol reported that there is \$6,457.11 in the general fund and the contingency fund has \$68,072.33. Carol reported that as of this date four have not paid their membership dues and that five have not paid their mowing fees for. Bonnie moved and Don seconded that the report be approved, and the board unanimously passed it.
 2. Architectural Committee - Sue provided the following from the committee:
 - A handrail installation was approved.
 - The Contractor asked for the final inspection on Lot 18, but it is not quite ready.
 - Contractors broke the sidewalk on Lot 4 (220 Coral) when doing work for the Swifts. The contractor said he would fix it.
 - Lots 18 and 34 are under construction and moving along with Lot 18 (71 Topaz) appearing to be nearly complete on the exterior. Lot 34 (2130 Sequim Av) has the exterior sheeting going on. The structure appears to be up to spec. The committee needs an update on how to contact the owners about a couple of matters. The owner was advised that the gravel driveway to his lower level would need to be paved. He said it is being used during construction and it will either be paved or landscaped-in at completion.
 - A question came up about drainage management along the lot line of Lot 18; Ron Springs and Ron Farquhar will investigate the situation.
 - The landscaping on Lot 8, 170 Coral Drive, has been approved; a fence for part of the backyard will be installed once the type of fence is decided.
 - On Lot 130 (290 Amethyst) the owner has resolved the issue with the note holder, paid the property taxes, and has until October 4th to fix the railing on the deck or remove the deck as ordered by the City of Sequim.
 3. CC&Rs
 - There were 5 letters sent out last month and there are more this month. About a third are to renters where the letter is sent to the renter and there is a copy sent to the owner and to the rental agencies if one is involved.
 - An issue has come up where the homeowners at Lot 11 (31 Topaz) want the vacant lots on both sides of their property to be mowed twice a year because they feel surrounded by weeds and wild grass. Lots 61 and 151 are the only others in this situation. The only precedent for the cutting of vacant lots came from the decision of the Board to offer a service to the vacant lot owners and not the CC&Rs. The first part of the following CC&R shown below applies to the unimproved lot; the remainder applies to a finished or under construction lot. [2007 CC&R **Article VI-C. Care and Appearance of Premises** - Each owner shall maintain the grounds of the Lot in a neat and attractive manner and free of any material that could create a fire hazard. Grass shall be kept cut and shrubbery pruned.]]
 - The boat and trailer on rental Lot 49 at 41 Onyx will move the trailer on the October 1st.
- C. Old Business
1. Board Member Search Committee - Jim Davis agreed to stay on another year. Ruth Stockdill will be a nominee for the board.
- D. New Business
1. Treasurer's proposed Financial Report for 2010-2011 - Carol reported that budget for next year will be similar to this year. A Fencing item to replace the aging wooden fence with a 6' brown vinyl-coated chain link fence estimated at \$35,000 will be added to go out for a proxy vote on the annual budget to be mailed on October 8, 2010 along with the other items for the annual meeting on November 9, 2010. Sue moved and Don seconded the motion. The board unanimously passed it.

E. The next Board meeting will on Wednesday November 16th at 1:00 PM with location undecided.

F. Bonnie moved to adjourn and Jim seconded it. Motion passed.