

**Emerald Highlands Homeowner Association**  
**P.O. Box 3783**  
**Sequim, WA 98382**

**EHHA Board Meeting Minutes**

November 20, 2024

prepared by Robert Turner, Secretary

1: Call to order at 11:05 AM at Olson Home, 41 Amethyst Drive, Sequim WA.

Board attendees in person: Leif Olson, Sue Schaafsma, Mark Schaafsma, Irene Turner, Warren Pierce, Rober Turner, Debra Magana.

Board members absent: Jeff Strickler, Chuck Mione

Leif Olson, President declared a quorum with 7 board members present.

2: Secretary's Report (as presented by Robert Turner)

- Approval of Minutes of Last Meeting (November 20, 2024) Motion to accept the report was done by Robert Turner and seconded by Warren Pierce. The motion was accepted and approved

3: Treasurer's Report – Warren Pierce

- Warren Pierce went over the balance sheet and the profit and loss report line items.
- There are 2 home owners who have not paid their dues. Possible legal action to take place.
- Motion to accept the treasurers report was made by Leif Olson and seconded by Robert Turner. The motion carried.

4: Committee Reports

- Safety Committee – Jeff Sickler
- Jeff Strickler will continue to look at entry cameras. The possible cost will be higher than expected. He will report on his findings.

- The security system update is that a neighbor to our community is considering to have the antenna on his property. Jeff is still looking into this.
- Architectural and landscaping Committee – Bruce Warner
- Bruce Warner has nothing new for the quarter.
- He asked to please make sure that requests to paint your home is the same color that was requested for approval.
- Bruce Warner is also the new Web Master for the Emerald Highlands HOA website.
- Bruce Warner is looking into several options for the website.
- Robert Turner asked, If Bruce has a new website change, does it have to wait until the next board meeting or can we authorize the change if the board agrees to the change. The answer is we can do an emergency addendum and authorize to make the change.
- A motion was made to authorize Bruce to make the website change once it has been approved by the board by Robert Turner and seconded by Mark Schaafsma. The motion carried.

#### 5: New Business:

- Leif Olson talked with HUD about the property at 271 Coral and HUD explained it is still in process. HUD will take care of the maintenance needs of the property.
- A discussion took place concerning the vacant lots being mowed. The schedule for mowing in 2025 is that the first mowing will take place in April. The second mowing will take place in June and any further mowings will be based on the Fall weather conditions.
- Sue Schaafsma brought up that there are new owners at 71 Topaz Way that need to be added to the association home owners list. (Mike and Constance Anderson).
- Debra Magana asked about putting the new sign on the westbound entrance wall to the community. A discussion took place and at this time no action will be taken.

- A Discussion of the current and new board members took place and there will be no changes to the officers of the board. The 2 new members have been added, Debra Magana and Chuck Mione. And they will be members at large.
- DC Backflow has been sold. The new owner has said they will keep the same price for the service. We don't know the new name yet, but will notify everyone once we know.
- The proposed EHHA board activity schedule is as follows:
- January 8<sup>th</sup>, 2025, Wednesday, 11:00 am - Board of Directors 1<sup>st</sup> quarter meeting.
- April 9<sup>th</sup>, 2025, Wednesday, 11:00 am - Board of Directors 2<sup>nd</sup> quarter meeting.
- July 9<sup>th</sup>, 2025, Wednesday, 11:00 am – Board of Directors 3<sup>rd</sup> quarter meeting.
- August 16<sup>th</sup>, 2025, Saturday, 12:00 pm to 2:00 pm - Block party in the commons area.
- October 21<sup>st</sup>, 2025 Tuesday, 5:00 pm to 9:00 pm Annual EHHA Meeting
- November 18<sup>th</sup>, 2025, Wednesday, 11:00 am – Board of Directors 4<sup>th</sup> quarter meeting.

Adjourn – Motion by Mark Schaafsma and seconded by Warren Pierce. The motion carried

Meeting adjourned at 12:20 PM.