

**Emerald Highlands  
Homeowners Association**  
P.O. Box 3783  
Sequim, WA 98382  
**Board of Directors Meeting**  
**August 15, 2013**

1. **President Sue Nelson** called the meeting to order at 2:00 pm. Board members present were Sue Nelson, Bob Anundson, Carol Farquhar, Ruth Stockdill, Ken Burres and Roger Huntley.

2. **Secretary's Report:** Minutes from the May 5<sup>th</sup>, 2013 meeting were reviewed and revised as follows:

Article 6B: Revised to reflect that delinquent letters will be sent after March 31<sup>st</sup> of the 3<sup>rd</sup> year of being delinquent rather than the previously stated 2<sup>nd</sup> year. Motion made and board unanimously approved the change.

3. **Treasurer's Report:** Ruth submitted a financial report for 2012-2013 as well as a balanced budget for year 2014. There currently is a balance of \$4,693.11 in checking and \$79,140 in the contingency fund.

4. **Committee Reports:**

**Architecture & Landscaping Committee:**

**Lot 51, 50 Onyx:** Approved paint color

**Lot 8, 170 Coral:** Approved paint color

**Lot 37, 60 Emerald Highland:** Approved fence

**Lot 102, 171 Amethyst:** Approved storage compartment

**Lot 79, 101 Coral:** Approved landscape changes and fence

**Lot 141, 100 Amethyst:** Approved deck expansion and paint color

**Fence Committee:** Bob reported that he has had recent conversations with the City regarding the lack of response to EHHA letter regarding the cities ownership and maintenance obligation to maintain the fence around Tract B as well as Tract A. Conversations have indicated a response should be coming forth soon.

5. **Old Business:**

Mowing Schedule: All vacant lots were mowed once; 3 lots have been mowed twice and two lots weed wacked along lot lines where growth was excessive. Additional mowing will take place as deemed necessary and to improve the visual appearance of the neighborhood. A motion was made and unanimously approved to have all lots mowed twice next year.

6. **New Business:**

A. Landscape Appearance: Sue was given permission to seek the services of a landscaper to provide maintenance of all the common areas. Apex Landscaping will

not trim along the brush/tree line on Tract C. It is preferable to have one maintenance company.

B. Tract C Water Hazard: Our legal consul has advised that a stated policy is required regarding the potential water hazard at Tract C. The intent of the policy is not to prevent members from using the adjacent public area but to make them aware of the potential hazard from the pond on the site. The written policy will be posted on the EHHA web site and sent to all homeowners. Appropriate warning signs will also be posted at the brush line on Tract C. Bob Anundson volunteered to be in charge of the signs. The use of the words “hazardous area keep out” were considered.

C. Annual EHHA Meeting: Annual meeting will be on October 8, 2013 at 7:00 pm at the Pioneer Park facility.

7. **The next Board Meeting** will be Thursday, October 17<sup>th</sup>, 2013, 2:00 PM at 150 Amethyst Drive. There is also a meeting on Thursday September 5<sup>th</sup> at 2:00 at 150 Amethyst to prepare the envelopes for mailing for the annual meeting.

**8. The meeting** was adjourned at 3:20 pm.