

Emerald Highlands Homeowner's Association

P.O. Box 3783

Sequim, WA 98382

January 12, 2022

Board of Directors Meeting

The HOA president Leif Olson called the meeting to order at 11:00 am.

Attendees; Leif Olson, Jeff Sickler, Ken Valentine and Warren Pierce

Ken Valentine, Secretary declared a quorum.

Treasure's report:

- This year's budget is anticipating a deficit of \$165.
- Dues notices have been mailed & should be coming in before the end of the 1st quarter.
- There are three property owners who are delinquent on HOA dues for 2021. Notices are going out and may follow up with liens if dues are not submitted soon.
- Warren has been trying to set up a remote bank account to deposit dues but so far, no bank is interested in the account because of the anticipated balance.
- Without a separate bank account checks are mailed to Warren, who in turn gives them to Gail for deposit in Sequim.
- HOA tax return is due on April 15th for HOA interest income.
- Annual insurance policies have been paid.
- A previously approved laptop for HOA business has not been purchased yet because Quickbooks has not released a Windows 11 update.

Architectural Committee:

- New house under construction on Opal is coming along on schedule.
- Homeowner on Opal has been contacted about setting up an RV in the driveway. The RV is setup with leveling jacks and utilities indicating it is being used for habitation. The City has jurisdiction when parked on the street and the HOA has jurisdiction when it is parked in the driveway. Additional notifications are going out.

Safety Committee:

- Welcome packages are being prepared for new homeowners.
- Camera system will be discussed in New Business.

New Business:

- The current security system is dependent on an antennae and server set up on lot 94.
- The homeowner has sold the home, so the system needs to be relocated.
- The board would like to review updated options for the system and monitoring.
- Jeff Sickler and Bob Anundson are reviewing options.
- A discussion regarding the October meeting location ensued. It is currently scheduled for the Pioneer Park Club House, but an option for St. Luke's Church will also be investigated.
- The board would like to provide a meal at the October meeting but due to current covid issues it will be revisited later in the year.
- A new renter has moved into the house at 80 Coral Drive. Leif was provided with contact info and CCR's have been provided to the new renters.

A motion to adjourn the meeting was made by Ken Valentine and seconded by Jeff Sickler. The vote was unanimous.