



EMERALD HIGHLANDS
HOMEOWNERS ASSOCIATION
SEQUIM, WASHINGTON

EHHA Board Meeting Minutes

November 19, 2025, 11:00 PM

Location: At Olson home, 41 Amethyst Dr. Sequim WA

1. Call to Order by Leif Olson. President to determine if quorum is present and record those in attendance 5 out of 9 board members needed for quorum.
Board attendees in person: Leif Olson, Sue Schaafsma, Mark Schaafsma, Warren Pierce, Debra Magaña, Chuck Mione, Sabrina Davis, Bruce Warner, exiting board members Irene Turner and Robert Turner were also present.
Board members absent: Catalina Musso
President to declared a quorum with 8 board members present
2. Approval of 2nd Qtr. Minutes of Board Meeting of July 9th, 2025, and Annual Meeting of Oct 21st, 2025, by Robert Turner, was tabled until next meeting after new members have an opportunity to review.
3. Treasurer's Report – by Warren Pierce
 - Review of 4th Quarter Profit & Loss, and Balance Sheets.
 - Discuss and settle on Budget for 2026 Warren Pierce went over report, with his prediction that the total cost should increase by approximately \$300. He discussed a possible payout to homeowners to bring the overall balance to a more reasonable amount of money. It would be necessary to get legal counsel on a distribution. Sue Schaafsma commented that the board could use some of the excess money on installing fixed lighting on the entry sign, it currently has solar powered lighting. Bruce Warner added we could spend some of the surplus cash on security cameras. All dues were paid up at the end of 2024, there are only 1 or 2 delinquent owners this year.
 - Chuck Moine motioned to accept the financial report, Mark Schaafsma 2nd, passed without exception.
4. Committee Reports
 - Architecture & Landscaping Committee – by Bruce Warner. Only request was a change in landscaping, replacing grass with ground cover.
 - Safety Committee – none. HOA needs 5 Cert members, we currently have 4.
5. Old Business – Some discussion about HUD owned property at 271 coral.
6. New Business
 - Welcome new board members, Bruce Warner, Sabrina Davis and Catalina Musso. Board hank Robert and Irene Turner for their work on the board.
 - Discuss noise problem at 71 Sapphire. Warren Pierce knows both owners, he will facilitate finding a solution. Leif Olson suggested a wall or fence may

need to be added between the 2 houses to create a noise barrier. Mark Schaafsma noted that the board has limited enforcement power, we can only suggest solutions.

- Discuss - Choir Presentation at 7th day Adventist – whether to distribute via email to EHHA members. Sequim Christmas Choir. The Board decided it was not appropriate to send out emails to all owners. Perhaps notices could be posted in a private section of the website.
- Discuss - Homeowners asked about the concerns of land scaping and the growth of horse tails. Leif Olson said that this would be addressed at the next board meeting on November 19th, 2025. Leif has taken care of this, thank you Leif!
- Discuss - Various homeowners asked about the corner of miller Road and Emerald Highlands entrance/exit due to safety concerns. Leif Olson will look into who the city contacts are for this safety concern. (Ty Brown of City of Sequim). The board is unsure why this is an issue.
- Discuss - Various homeowners brought up a concern about the tree on the corner of Coral and Emerald Highlands because it is overgrown and impedes the vision for drivers to make the turn safely. Warren Pierce said still needs more trimming. Mark Schaafsma added the trees are too tall, and should be removed.
- Discuss vacant lot mowing for 2026. Chuck Moine questioned why we provide this service without a fee. Warren Pierce said he doesn't mind taking care of it. Several of the board members stated they appreciated the HOA offering the service.
- Discuss and approved schedule for 2026 The Board changed the meeting date to Friday rather than Wednesday.
- Election of Board Executives for 2026. Done at the beginning of the meeting, President: Leif Olson, Vice President: Chuck Mione, Treasure: Warren Pierce, Secretary: Deb Magaña, Voting Members at Large: Sue Schaafsma, Mark Schaafsma, Bruce Warner, Sabrina Davis, Catalina Musso

7. 1st Qtr. Board Meeting is tentatively scheduled for Wednesday, January 14th, 2026, Wednesday, 11:00 A.M. at location the Olson home. Catalina Musso communicated to the board that 11:00 AM meetings in the middle of the week would be difficult for her to attend, she did have flexibility with her schedule on Friday.

Meeting Schedule

1st quarter: Friday January 23, 2026, 10:30 am

2nd quarter: Friday April 10, 2026, 10:30 am

3rd quarter: Friday July 17, 2026, 10:30 am

Block Party Common area: Saturday August 15, 2026, Noon – 2 pm

Annual EHHA Meeting: Tuesday, October 20, 2026, 5 pm – 9 pm

4th quarter: Friday, November 20, 2026, 10:30 am

8. Adjourn Mark Schaafsma motioned to adjourn, Bruce Warner 2nd, passed without exception. Meeting adjourned at 12:30 pm