

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

EHHA Board Meeting Minutes

July 9, 2025

prepared by Robert Turner, Secretary

1: Call to order at 11:00 AM at Olson Home, 41 Amethyst Drive, Sequim WA.

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

Board members absent: 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 (April 9, 2025) Motion to accept the report was done by Warren Pierce and seconded by Mark Schaafsma. The motion carried.

3: Treasurer's Report – Warren Pierce

- Warren Pierce went over the balance sheet and the profit and loss report line items.
- The maintenance of common area's is a little high this month due to mowing and landscaping.
- 4 home owners are still past due on the HOA dues. Letters will be sent out with additional expense of fee's due for late payment. 1 home owners is past due for 3 years. Legal process is to begin.
- 9 homes have been sold in the community.
- Motion to accept the treasurers report was made by Robert Turner and seconded by Mark Schaafsma. The motion carried.

4: Committee Reports

- Architectural and landscaping Committee – Bruce Warner
- Nothing new to report.
- The lawn maintenance at 271 Coral needs to be mowed.

There were no other committee reports.

- 5: Old Business:
- All trash cans need to be hidden and not visible from the street. Leif will follow up to see if this has been done by all the home owners.
- Map your neighborhood has had a name change. It is now called Clallam Ready.
- There is still a need for a safety team leader and additional members. This is a volunteer program.
- The cameras in the community are needing a volunteer to monitor the process.
- The cert team is in need for volunteers so the community would be better prepared in case of an emergency.

6: New Business:

- Lynn Burbenas brought in a sample of a sign to display at the entrance of the community about the summer block party. Lynn Burbenas asked how to respond to attend the block party so we know how much food should be bought. Bruce Warner will check to see if the server will accommodate a mass mailing. The community picnic will be on August 16th. Possible food options were discussed and there is a need for few canopies to cover the food.
- Leif Olson will hire Nick Denney to deliver the tables and chairs for the picnic.
- Irene and Robert Turner notified the board that they will not be available for the next board members ballots.

- Warren Pierce mentioned that the association needs to pay for the rental of the building at Pioneer Park. Leif Olson will check into it.
- The EHHA annual meeting will be on October 21st at the Pioneer Park building from 5:00 pm until 9:00 pm.
- The 4th Quarter board meeting is tentatively scheduled for Wednesday, November 19th, 2025 at 11:00 am at the Olson House.

Adjourn – Motion by Leif Olson and seconded by Robert Turner. The motion carried

Meeting adjourned at 12:05 PM.

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