

**Emerald Highland
Homeowners Association**
P.O. Box 3783
Sequim, WA 98382
Board of Directors Meeting
January 15, 2012

1. President Sue Nelson called the meeting to order at 2:00 PM. Board members present were Sue Nelson, Diana Piersoll, Monty Sampson, Ruth Stockdill, Carol Farquhar, Bob Anundson and Jean Gookins.

2. Ruth moved to approve the minutes from the November 13, 2011 meeting and was seconded by Carol. The motion was passed by all board members.

3. Treasurer's Report

The General Account has a balance of \$471.47 and \$75,732.40 in the Contingency Fund. A check for \$2202.00 was issued to Gellor Insurance for the Director and Officer insurance coverage and to convert the general liability coverage to Mutual of Enumclaw Insurance Group. The coverage remains the same as it was with Liberty Northwest. Liberty will be issuing a refund for the prorated amount.

4. Committee Reports

A. Architectural Committee Report: Lot 34 exterior is nearly complete and the owner appears to only need to install the post lamp so a letter of completion can be issued. Lot 130 remains a problem (see New Business Below). There have been two recent inquiries regarding remodeling of existing homes and plans for one of them is expected in the next few weeks for review and approval.

B. CC&Rs: The renter at 110 Coral Dr. (Lot 61) continues to park on the gravel beside the driveway. Dick Beare brought this to Sue's attention a few days ago. Action Rental, the property manager, indicated that he would take further action if advised of further violations. The situation is being monitored.

5. Old Business

A. Mark your calendars for the summer potluck scheduled Saturday August 4th from noon to 2:00 at Pioneer Park facility.

B. Fence project has been completed for now with a final billing of \$1725.

C. The entrance landscaping will continue to be worked as perennials are added by Nathan at the appropriate time.

6. New Business

A. The 2012 Annual meeting has been scheduled for October 9th. The Annual Letter documents (enclosure letter, approved 2012 budget, draft November 2011 Annual Membership Meeting Minutes and dues envelope) will be mailed out before the end of January.

B. Ruth presented to the Board an analysis of the options available to EHHA for where to deposit the association's funds with the objective of using a local/regional institution and receiving the most favorable rates. Monty moved EHHA funds be transferred to Sound Community Bank, headquartered in Seattle, was seconded by Diana and passed unanimously by the Board.

C. Lot 130: There has been no response from the owners of lot 130 to the attorney's demand letter (that construction to complete the project be commenced immediately or the owners enter into a purchase and sale agreement with a party who will do so) mailed in mid November 2011. After

discussions concerning the Lot 130 situation Monty made the motion to instruct our attorney to proceed with the filing of a lawsuit, seconded by Diana and voted unanimously by the Board. It is the intent of the Board to cause the owners of Lot 130 to place a higher priority on completion or sale of this project. Also, by taking legal action the Board is choosing to protect the existing covenants and retain EHHA's right to bring legal action should it be necessary in the future under any other circumstances.

7. The next Board meeting is scheduled for March 25, 2012 at 150 Amethyst.

8. The meeting was adjourned at 3:15 PM.