

**Emerald Highlands
Homeowners Association**

P.O. Box 3783
Sequim, WA 98382

**Board of Directors Meeting
April 20, 2016**

1. **President Bob Anundson** called the meeting to order at 2:00 pm. Board members present were Bob Anundson, Gail Anundson, Ken Burres, Ruth Stockdill, George Abrahams, Charlie Pugh; and Leif Olson.
2. **Secretary's Report:** Congratulated George on his work on the Minutes from the January 13, 2016. No other comments on minutes.
3. **Treasurer's Report:** Ruth reported there is a balance of \$14,810.33 in checking and \$88,585.41 in the contingency fund. There twelve due payments still outstanding for this year and four from the previous year.

4. **Committee Reports:**

Architecture & Landscaping Committee: Bob Anundson reported the following on behalf of the Arlyn Nelson, the Architecture and Landscaping Committee Chair:

1. Lot 135, 200 Amethyst Drive, owner Barbara Baker--approved deck replacement.
2. Lot 148, 251 Coral Drive, owner Geza Madarasz and Annie Ying--Final Inspection of new house.
3. Lot 130, 290 Amethyst Drive, owner Ryan Schaafsma--Approved installation of gazebo.

CC&R Compliance: Bob informed us that he had talked to and wrote a letter to Roger Smith about the boat being continually parked in the driveway of his home at 70th and Opal (Lot 32). Roger rents the property. This is contrary to EHHA CC&Rs. Roger stated to Bob that he was intending to build a fence around it. Bob will check on the status of this after today's board meeting.

Mowing Committee: George told us that the target date for mowing the vacant lots is the beginning of May. Bob stated that the city standard for maximum for grass height before mowing is when the grass reaches an average height of 12 inches.

5. **Old Business:** Bob reported on the status of the security camera system upgrade. Cameras have been upgraded. EHHA member Ryan Schaafsma has video surveillance expertise and has volunteered to assist Bob in assessing camera resolution and ultraviolet light to enhance nighttime surveillance. A couple of issues have come up. One is the need for a better software and hardware (new PC) and the other is the need to obtain a better camera that reads the license plate of cars. Bob

with Ryan's assistance will do the research and testing for a better camera. A motion was made and approved authorizing surveillance camera committee to spend up to \$500 to make improvements to camera system including better night vision cameras

6. New Business:

Lower Pond Fence: Bob has had further talks with David Garlington of the City about replacement of the fence at the lower retaining pond. Bob sent David documentation to show that the city had agreed to replace the fence. The fence following city standards will be a galvanized chain link fence. Bob had asked if the fence could be painted and if the EHHA could be included in the color selection. There may be a cost difference if a vinyl coating is used on the fence or if it is colored. The EHHA may want to pay for this upgrade if it is made available. This will be further discussed at a later date after we get more details from the city. Bob will find out when the city has this work scheduled.

Upper Pond Fence: Bob stated that no work is necessary at this time on the upper pond fence, since Ryan whose property abuts to the fence did not express a need to have this work done.

Sidewalk Weed Removal: Motion was made and approved to allow Justin \$100 for weed removal on the sidewalks.

7. The next Board Meeting will be Wednesday, the 20th of July, 2016, 2:00 PM at Bob and Gail Anundson's home at 70 Amethyst Drive.

8. The meeting was adjourned at 2:50 pm.