

**Emerald Highlands
Homeowners Association**
P.O. Box 3783
Sequim, WA 98382
Board of Directors Meeting
October 17, 2013

1. **President Sue Nelson** called the meeting to order at 2:00 pm. Board members present were Sue Nelson, Bob Anundson, Carol Farquhar, Ruth Stockdill, George Abrahams, Ken Burre (arrived later) and Roger Huntley. Dick Hahn was in attendance during the Insurance Review Committee report.
2. **Insurance Review Committee:** Prior to the meeting there had been discussions regarding the recent increase in our insurance premium. Sue had previously requested that Dick Hahn, Bob Anundson, Don Klinger and Ruth Stockdill make up the committee members with the mission to obtain bids from different insurance companies for cost comparisons and report back to the Board.

Dick Hahn submitted quotes he had received from both State Farm and Farmers Insurance Companies which showed lower premium costs. In order to better understand the actual coverage being proposed by each insurance company the board has requested the committee to obtain detailed proposals from each of the insurance companies. The Insurance Review Committee will report back to the board when the collection and analysis of the proposal data is complete and it is ready to make recommendations to the Board.

3. Election of New Officers:

The following officers were elected to serve on the EHHA board for the current year.

President: Bob nominated Sue, Carol seconded, board unanimously approved.

Vice President: George nominated Bob, Carol seconded, board unanimously approved.

Secretary: Bob nominated Roger, Ruth seconded, board unanimously approved.

Treasurer: George nominated Ruth, Bob seconded, board unanimously approved.

Request for CC&R: No reply for committee volunteer.

Request for Welcome committee: Carol offered to assist Sue.

4. **Secretary's Report:** Minutes from the August 15, 2013 meeting were reviewed and approved.
5. **Treasurer's Report:** No change in status since meeting on the 8th of October.
4. **Committee Reports:** No change in status since meeting on the 8th of October.
5. **Old Business:**
Fencing Tracts A and B: City submitted a letter stating they will be responsible for maintaining the fencing and vegetation in Tracts A and B.

Tract C Water Hazard: No further discussion will be taken regarding signage and fencing until the insurance coverage review is completed. A modified Tract C Policy statement will be voted on by the Board via email and included in the annual mailing in January and posted to the website if approved.

6. New Business:

Sue suggested the Board review the process to modify the bylaws to require a 34% state mandated quorum for HOA annual meetings instead of the current 51%. EHHA would not have had a quorum at the meeting this year without special actions taken to collect proxies beyond the normal mailing procedure. Sue and George volunteered to review the bylaws and Bob volunteered to review the CC&Rs. The 3 volunteers will coordinate any proposed changes to recommend to the Board.

7. The next Board Meeting will be Wednesday, January 15, 2014, 2:00 PM at 150 Amethyst Drive.

8. The meeting was adjourned at 3:45 pm.