

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

**EHHA Annual Meeting Minutes**

October 17, 2023

Prepared by Robert Turner, Secretary

1: Call to order at 6:30 PM at the Sequim Prairie Garden Club, 387 E. Washington Blvd, Sequim WA.

Board attendees in person: Leif Olson, Sue Schaafsma, Mark Schaafsma, Irene Turner, Robert Turner, Alaina Morgan, Charlie Pugh

Board members absent: Jeff Strickler, Warren Pierce

Leif Olson, President declared a quorum and opened the meeting. There was 61 members out of 149 present.

2: Secretary's Report (as presented by Robert Turner)

3: Treasurer's Report – Leif Olson

- Review of Profit and Loss and Balance Sheets.
- Leif went over the profit and loss statement prepared by Warren Pierce  
From 01/01/2023 to 09/30/2023
- Operating income from homeowner dues and mowing was \$9,502.00 and the operating expense was \$8,322.63 leaving a net operating profit of \$729.37  
Interest Income from CD, checking and savings is \$675.73  
Net profit and loss is \$1,405.20  
The profit and loss balance sheet was approved.

4: Committee Reports

- Architectural & Landscape committee: Doug Davis

Thanks went out to Susan Klinger, Geza Madarasz, John O'Keefe and Bruce Warner.

The association currently has 128 completed homes and 21 vacant lots with no new houses completed or under construction.

#### Activity Summary:

There were 3 fence approvals, 1 deck modification, 1 reroofing, 1 house color approval and 1 request for an attached shed structure approval.

#### Other Activity:

Yard light survey and a reminder that all lights must be in working order.

There is 1 tree that needs to be trimmed and is in process to be done in November.

#### Safety Committee –

A Volunteer from the American Red Cross (Mary Anne) spoke about their program for the community on Smoke Detectors. Smoke detectors should be checked out to make sure they work. The Red Cross has a program where they will come out and replace all battery-operated smoke detectors for free. They will give each homeowner as many as needed to keep your house safe. They do not replace or install the hard wire smoke detectors. It was discussed that the hard-wired smoke detectors need to have all of them replaced at 1 time. This is due to how they are wired, so you cannot just replace 1.

Gretha Davis discussed the Map your Neighborhood and Kris Eckland went over our cert program. We need volunteers to keep our neighborhood safe. There was discussions on the upcoming Public Safety Fair that will be held on Saturday November 4<sup>th</sup> from 9:00 AM until 5:00 PM at the Guy Cole Convention Center in Carrie Blake Park. There will be dozens of participating agencies. Some examples are, The Sequim Police Dept, Clallam County Fire District #3, Cert, Life Flight, KSQM Radio, Clallam County Emergency MGT and many others.

#### Camera's –

Discussions concerning OlyPenn to take it over. It is still in the planning stage.

Mark and Sue Schaafsma discussed the entry sign into the neighborhood and it should be installed very soon.

#### 5: Election Of Officers and the suggested C, C& R proposed change

- Alaina Morgon counted all the votes and the proposed CC& R change was approved with 47 yes votes.
- The board of directors is currently comprised of 9 members that have a 3-year term. There are 4 board members who have currently completed their term. The following are those members who have been re-election. The tabulation of the votes is as follows:

Leif Olson received 53 votes

Warren Pierce received 49 votes

Jeff Sickler received 52 votes

They will remain on the board.

Charlie Pugh is stepping down from the board.

#### 6: HOA update –

The HOA in 4 years will have the option to either disband or continue. When we get closer to that time there will be a vote on what will be done.

A discussion on garage shales was brought up and yes, we can have yard sales.

A reminder was given about all signs and to remind everyone to take them down after the county and city voting is done.

Meeting adjourned at 8:30 PM

Next board meeting is scheduled for November 8<sup>th</sup>, 2023 at 11 AM at a location TBD.

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