

**Emerald Highlands
Homeowners Association**

P.O. Box 3783
Sequim, WA 98382

**Board of Directors Meeting
September 2, 2015**

1. **President Sue Nelson** called the meeting to order at 2:00 pm. Board members present were Sue Nelson; Bob Anundson; Ken Burre; Ruth Stockdill, George Abrahams; Leif Olson; Charlie Pugh; Carol Farquhar, and Roger Huntley. Also in attendance was Mr. Dan Moreillon, owner of Lot No. 49.
2. **Secretary's Report:** Minutes from the April 16, 2015 meeting were previously reviewed by email. Bob motioned for approval, Leif seconded and board unanimously approved.
3. **Treasurer's Report:** Ruth reported there is a balance of \$7,951.01 in checking and \$93,522.24 in the contingency fund. Ruth also stated that there are 6 lots with dues outstanding, including 2 from prior year.

Ruth reported that the second lot mowing had been completed but not billed since the invoice had not yet been received from Justin; and that there were still 2 outstanding payments from the first mowing.

Ruth also submitted the Financial Report for 2014-2015 and Proposed Budget for 2016. Review of the budget suggested that an additional \$100.00 be included for supplying food and utensils for the annual EHHA potluck meeting. Leif motioned for approval of both reports with modifications to the budget, Carol seconded, and the board unanimously approved.

4. Committee Reports:

Architecture & Landscaping Committee:

- May 9, 2015, Lot 26: Approved house paint color.
- May 14, 2015, Lot 109: Approved house paint color, door replacement and façade changes.
- May 16, 2015, Lot 122: Approved new fence.
- June 5, 2015, Lot 2: Approved deck paint color.
- June 5, 2015, Lot 89: Approved house trim paint color.
- July 2, 2015, Lot 12: Approved deck lattice replacement with new matching Hardiplank siding.
- July 11, 2015, Lot 132: Approved house paint color.
- August 3, 2015, Lot 148: Reviewed and approved house building plan.
- August 14, 2015, Lot 111; Approved replacement of wooden porch pickets with metal pickets.

5. Old Business:

Dick Beare called the day before the meeting to say he was unable to attend the meeting due to cataract surgery.

Lien still not removed on Lot 67; Bob to get Citibank address for Ruth.

The potluck set-up before the annual meeting on the 13th of October will start at 4:30 with a 5:00 serving time to prepare for. 7 of 9 board members volunteered to be at Pioneer Park at 4:30 to set-up.

Bob reported on the status of the security camera system upgrade. Manufacturer of the existing equipment has discontinued some components. Bob will contact the manufacturer directly and discuss options available.

6. New Business:

2015 Proxy Form:

The board reviewed the proposed 2015 Proxy Form which includes two proposed revisions to the existing CC&Rs. The first relates to when trash containers can be set out at the curb. The board felt the requirement to only allow containers to be set out on the day of collection was too restrictive and should be allowed to be set out the afternoon prior to collection. The other proposed change relates to the Subordination of lien to mortgages. Persons acquiring a lot should be responsible for any existing liens against the property. The form will be submitted to all owners prior to the October 13, 2015 annual EHHA meeting.

Tract A Retention Pond:

EHHA has been notified by the City that due to reclassification of the City owned Tract A pond from being wetlands to a retention pond the City will be doing a one time major clean-up of the area followed by regular maintenance, and is requesting EHHA assistance in dealing with the removal of trees abutting EHHA properties. The board felt that this one time effort to cut down the trees blocking views of the homeowners along the pond's perimeter and reducing further growth in Scotch broom, pollens and mosquitoes would be a benefit to the entire association and recommended spending up to the \$5,000 quoted by the city. Bob made the motion, Leif seconded and the board agreed unanimously to approve the expenditure.

7. **The next Board Meeting** will be Wednesday, the 21st of October, 2015, 2:00 PM at Carol Farquhar home at 250 Coral to elect new officers.

8. **The meeting** was adjourned at 3:35 pm.