

FLAURA'S ACRES HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MONTHLY MEETING

Tuesday, September 13, 2022
850 E. Blair Avenue, Sequim, WA
www.flaurasacreshoa.com

CALL TO ORDER / ATTENDEES

The meeting was called to order at 7:03 p.m. Present were Robert Davis (360-683-8173), Miriam Spreine (360-477-6854), Lisa-Ann Oliver (425-327-7223), Ruth Terry (425-301-0792) and homeowners Tom Noonan, Karen Thomas.

APPROVAL OF MINUTES OF PRIOR MEETING

Approval of the minutes of the Board of Directors Meeting held August 9, 2022.

TREASURER'S REPORT

Bills were approved and paid (August):

Deposits: \$2,101.02

Payments: \$2,417.93

OLD BUSINESS

1. Septic pumping for 900 and 901 Blair, and 840, 917 and 930 Belfield are scheduled for Sept. 19 and 20. Tom will let the homeowners know.
2. A septic blockage was reported at 721 Still. The HOA paid for pumping. Because the blockage was between the house and septic, the homeowner will pay for clearing the blockage.
3. The LOSS permit paperwork and annual fee has been submitted and paid and received by the Washington State Department of Health on August 30.
4. Jamee at Tundra Water provided the monthly water usage:

January - 242,200

February - 220,700

March - 207,200

April - 253,700

May - 227,200

June - 238,100

July - 371,300

August - 386,500

5. Lisa-Ann spoke with Zach at Go United. He has not yet filed his report with the State Department of Health. Lisa-Ann will follow up.

6. Tom, Ruth and Lisa-Ann met with Pete Tjemsland (Utilities Manager, City of Sequim) and Steve Lachnicht (Director of Community Development, City of Sequim) on August 29 to discuss our septic situation and the possibility of connecting to the Sequim sewer system.
 - a. The cost to connect to the city sewer is \$7,500 per household if within Sequim city limits, or \$11,500 if we are outside city limits (as the HOA currently is).
 - b. In order to be annexed by the city, we need 50% homeowner approval to submit a petition for annexation. The petition would then go to the Sequim City Council for review and approval. Steve said he would provide a copy of the petition. He also mentioned that having city sewer would likely increase the value of our homes.
 - c. The city would not cover the cost of replacing the septic piping, but if we are under the auspices of the city, there are several possible options for financing the project, including grants, low-interest loans, and the formation of a Local Improvement District, which would not require a homeowner to come up with the money but would have a lien placed on the home. Pete said he would be in touch with the County and the State to help us identify potential funding sources.
 - d. Pete mentioned that a sanitary survey was done by the Dept of Health in 1988. The survey showed that our community drainfield partially obstructs Bell Creek, which may also provide funding options for the HOA's connecting to the city sewer.
7. Lisa-Ann has been unable to find an insurance company willing to insure the HOA. The issue is finding an insurance company that offers an insurance policy that will cover the drainfield.

NEW BUSINESS

1. Discussion regarding the rooster running loose in the neighbor. As a reminder to all our homeowners and residents, livestock and poultry are not permitted to be raised with the HOA.
2. Lisa-Ann will set up a meeting with the HOA attorney in Silverdale to discuss replacing/updating the CC&Rs and the bylaws.

NEXT MEETING / ADJOURNED

The next Board Meeting will be held on **TUESDAY, October 11, 2022** at 7 p.m. at 923 E. Belfield Ave, Sequim.