

FLAURA'S ACRES HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MONTHLY MEETING
Tuesday, June 19, 2025
923 E. Belfield Ave, Sequim, WA
www.flaurasacreshoa.com

ANNUAL HOMEOWNERS MEETING to be held on Saturday, August 16 at 1pm at the Shipley Center. In addition to bringing all residents and homeowners up to date on the sewer and water projects, we will be passing an annual budget.

CALL TO ORDER / ATTENDEES

The meeting was called to order at 7:10 p.m. Present were Tom Noonan, Lisa-Ann Oliver, Ruth Terry, and Miriam Spreine.

APPROVAL OF MINUTES OF PRIOR MEETING

Approval of the minutes of the Board of Directors Meeting held May 13, 2025.

TREASURER'S REPORTM

Deposits: \$4,950.00 Payments: \$1,590;80 Balance: \$93,559.78

OLD BUSINESS

1. Sequim Accounting Services is working on filing amended returns for the last 3 tax years.
2. Tom has mailed in the well permit renewal paperwork.
3. Tom and Lisa-Ann summarized the May 14 and May 28, 2025 septic and water conference calls.
 - a. We have received full funding for the water replacement project to replace our water lines, connect to the City of Sequim water, install sidewalks, fire hydrants, storm drains and connection to the individual homes. The total amount of \$3,725,605.00 is grant money and will not need to be repaid. Congratulations to everyone involved in this effort.
 - b. The City will be handling both projects. The city and county will be executing interlocal agreements and coordinating transfer of the Ecology funding for the septic to the City.
 - c. Paul Bucich, Sequim Public Works Director, will be developing a broad timeline for the project, including formation of a ULID and annexation.
4. The annual water quality report has been mailed to all homeowners.

NEW BUSINESS

1. The pressure switch on our primary well failed, causing several hundreds of gallons of water to saturate the ground. The back up well took over, resulting in somewhat lower water pressure to the homes. Dale from Tundra Water came out on Sunday, June 1 and replaced the switch on June 3. We are back on our primary well and all is working as normal.
2. There will be no phone conference on June 11 as the SCI team is going to be coming to Sequim for lunch and a site visit. It is anticipated that in addition to the 3 SCI team members, Paul Bucich, Sequim Public Works Director and Rep. Steve Tharinger will be join us.
3. Motion by Tom, seconded by Ruth, to have the HOA pay for lunch foir the June 16 team meeting. Motion passed.

4. Tom will follow up with Advantage Yard Care to have the drainfield and well lots mowed before the June 16 meeting.
5. There will be an annual homeowners meeting on Saturday, August 16 at 1pm at the Shipley Center. All homeowners and residents are invited to attend. We will be passing an annual budget that will be mailed out in July for approval, as well as bringing everyone up to speed on our sewer and water projects. We do not anticipate raising the water maintenance fees for the next fiscal year.
6. Lisa-Ann reminded everyone that state law requires that each individual home septic tank needs to be inspected every 3 years. If you have not had your tank inspected since August 2022, it needs to be one. We recommend contacting Steve Smith at Northwest Drains, 360-688-6979, to schedule inspection.
7. We recognize that it is yard sale and spring cleaning season, but please do not leave items streetside for more than a few days. Our streets are narrow and it can impede traffic flow, as well as looking unsightly.

NEXT MEETING / ADJOURNED

The next board meeting will be held TUESDAY, July 8, 2025 at 7pm at 923 E. Belfield Ave, Sequim. The meeting was adjourned at 7:48 pm.