

FLAURA'S ACRES HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MONTHLY MEETING
Tuesday, January 13, 2026
923 E. Belfield Ave, Sequim, WA
www.flaurasacreshoa.com

CALL TO ORDER / ATTENDEES

The meeting was called to order at 7:05 p.m. Present were Tom Noonan, Lisa-Ann Oliver, Ruth Terry, Miriam Spreine and homeowners EW, T, Billie Fonville, Dave and Melinda McMahan.

APPROVAL OF MINUTES OF PRIOR MEETING

No minutes from December meeting as a quorum was not present.

TREASURER'S REPORTM

Deposits: \$3,575.00 Payments: \$1,958.01 Balance: \$108,374.10

There are some major expenses coming up this month, including the annual payment to NW Drains for septic drain field maintenance (2,769), and for the replacement cost of the well (\$12,834)

OLD BUSINESS

1. There is a small leak near 827 Belfield. Dale from Tundra will take a look once we have several dry days in a row.

NEW BUSINESS

1. Motion by Tom, seconded by Lisa-Ann, to add EW to the board as a member at large to replace Robert Oliver. Motion passed,
2. Tom and Lisa-Ann met with Karla Boughton, Sequim Community & Economic Development Director, on December 22 to review the annexation process.
 - a. Submit a letter of intent to annex, a map of the annexation area, and a list of properties in the annexation area.
 - b. Initial meeting with City Council
 - c. Submit Petition to annex with signatures from owners who represent 60% of the assessed value of the annexation issue
 - d. City submits the petition to Clallam County Assessor to request a determination of sufficiency that the signatures do represent 60% of the assessed values. Clallam provides certification to City
 - e. City Council public hearing on the petition
 - f. City submits notice of intention to Clallam County Review Board. Notices are sent to all owners within a quarter mile of the annexation area with a 45day window for comments on the proposed annexation.
 - g. Ordinance Adoption by City Council with a effective date of annexation upon completion of the Boundary Review Board.
 - h. City completes census of the area and files documents with the State of Washington.
3. Tom, Lisa-Ann, EW will begin signature collection in late January. We will also collect signatures for the formation of the Utility Local Improvement District (ULID) which is required for the project to pay off the \$661,000 that is not covered by funding.
4. Tom reported that at the January 12 Council meeting, the City approved United Engineering to do the design for the water project, as they did the design for the sewer project and have all the surveying done.

5. Code enforcement at 870 Belfield. The outbuilding meets County code, the yellow house will be removed.

NEXT MEETING / ADJOURNED

The next board meeting will be held TUESDAY, February 10, 2026 at 7pm at 923 E. Belfield Ave, Sequim.
The meeting was adjourned at 8 pm.