

FLAURA'S ACRES HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MONTHLY MEETING
Tuesday, July 14, 2026
923 E. Belfield Ave, Sequim, WA
www.flaurasacreshoa.com

Annual general meeting is Saturday, August 15, 2026 at 1pm at the Shipley Center. We will be discussing the status of the annexation, sewer and water projects, as well as voting on a proposed budget for the 2026-2027 fiscal year.

Notices, ballots and proxies have been mailed. If you cannot attend in person, please complete the ballot or proxy and mail it back at your earliest opportunity.

CALL TO ORDER / ATTENDEES

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

APPROVAL OF MINUTES OF PRIOR MEETING

Approval of the minutes of the Board of Directors Meeting held June 9, 2026.

TREASURER'S REPORT

Deposits: \$4,525.10

Payments: \$2,378.94

Balance: \$107,913.99

OLD BUSINESS

1. Discussion regarding past due homeowners.
 - a. Of the five shut off notices sent last month, three homeowners have made payment arrangements and followed through. Lisa-Ann will send 15 day shut off notices unless full payment is made to the other two homeowners.
 - b. Discussion regarding legal action against 850 E. Belfield and possible issues arising after dissolution of the HOA. Lisa-Ann will proceed to file action in small claims court.
2. The leak at 923 E. Belfield has been repaired.

NEW BUSINESS

1. Discussion regarding the August 15, 2026 general meeting and budget.
 - a. The proposed budget will be presented to the members for approval. Lisa-Ann will mail out notices, the proposed budget, ballots and proxies.
 - b. Per the bylaws, a quorum at the August 15 meeting consists of 51% of eligible homeowners (those that are not behind in the water maintenance fees) either in person or by proxy. A simple majority of those present (in person or by proxy) is needed to approve the budget.

NEXT MEETING / ADJOURNED

The next board meeting will be held TUESDAY, AUGUST 11, 2026 at 7pm at 923 E. Belfield Ave, Sequim. The meeting was adjourned at 7:55 pm.

Flaura's Acres Property Owners Association
FY 2026 Annual Association Budget
September 1, 2026 - August 31, 2027

Projected Operating Income

Checking Account Funds	\$105,700.00
Association Dues *	\$48,600.00
Accounts Receivable	\$11,700.00
Homeowner Finance Charges	\$600.00
Total Annual Income	\$166,600.00

Projected Operating Expenses

Accounting Services	
Bookkeeping Services	\$2,500.00
Tax Return Preparation	\$1,000.00
Bank Charges	
Safe Deposit Box	\$60.00
Common Property Maintenance	
Mowing	\$5,000.00
Street repairs **	\$2,300.00
Insurance Expense	\$1,281.00
Legal & Professional	\$2,500.00
Licensing & Permits	
Water Permit	\$350.00
Septic Permit	\$1,200.00
Meeting Expenses	\$600.00
Office Supplies	\$200.00
Property Taxes	\$331.00
Pump Electricity **	\$2,550.00
Septic System Inspection **	\$2,650.00
US Postal Service	
PO Box Rental	\$188.00
Postage	\$160.00
Website	\$262.00
Well Water	
Water Sampling **	\$2,800.00
Water Testing **	\$870.00
Pump Materials **	\$1,100.00
Total Annual Expenses	\$27,902.00

Projected Reserve Funds **\$138,698.00**

Notes

* Water fees assumed to be \$100/mo per property for 8 months; then \$25/mo per property for 4 mos.

** Estimated costs for an 8 month period until we connect to city services.