

Flaura's Acres Annual Meeting

August 15, 2026, Shipley Center, Sequim

Introduction:

HOA Board Members – Tom Noonan, Ruth Terry, Miriam Spreine, Elizabeth Wright

Sequim Director of Public Works Chris Goins and Sequim City Engineer and Deputy Director of Public Works Nick Dostie were present to inform the attendees the details of upcoming project.

Engineering design is 100% complete, waiting for the DOH approval. DOH has 45 days to approve the design. If modifications to the design are required, they must be submitted to DOH within 45 days.

It is anticipated that the project will go out for bids in February, with construction beginning in April. Estimated 120 working days to complete the project, with a completion date in July.

The sidewalks will be on the south side of Belfield and Blair, with the storm drain running underneath it. Curbs, landscaping and sidewalks will take up to 6 feet. Construction will start with one side of the street and work around to the other side. Any mailboxes on the south side of the street will be replaced by the contractor, who will decide if they will be individual mailboxes or cluster (group) box units.

There will be no shared system, each house will have its own meter on its property (not a neighbor's) and any that house needs a grinder pump will have their own.

ULID – everyone will have a basic \$63 utility bill on top of which will be added the ULID. ULID formation will not be finalized until after construction. The \$661,500 that needs to be paid back, covers connection fees. That \$661,500 will be reduced by approximately one-third once we are annexed to the city, as that amount was based on connection fees to non-city residents. It will be further reduced by sale proceeds from the drain field and pump house lots, and remaining funds in the HOA checking account.

NO shared system, each house will have its own meter on their property and any that needs a grinder pump will have their own.

We are working on a form for all residents (owners and renters) to provide contact information for the project manager and the contractors to keep our residents informed of the project.

Annexation – a reporter from KNOP erroneously stated that we are now annexed. We won't be formally annexed in the next 10 days.

Funding - Tom went over the project funding breakdown:

\$1,918,648 ECY (Ecology) Funds – forgivable loan to cover sewer mainline to connect homes in Flaura's Acres to the City of Sequim sewer system.

\$661,550 ECY Funds – CWSRF (Clean Water State Revolving Fund) – low-interest loan for connection fees.

\$1,766,843 DOH (Department of Health) Funds – DWSRF (Drinking Water State Revolving Fund) - grant to cover water mains, valves, etc. to connect to the City of Sequim's water system.

\$1,603,600 CDBG (Community Development Block Grant) – grant to cover curb, sidewalks, gutters, streetlights.

Budget – quorum was present. There were no questions about the budget from attendees. Motion by Tom, seconded by Ruth to approve the budget. Motion passed.