

FLAURA'S ACRES HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MONTHLY MEETING
Tuesday, September 15, 2026
831 E. Blair Ave, Sequim, WA
www.flaurasacreshoa.com

CALL TO ORDER / ATTENDEES

The meeting was called to order at 7:05 p.m. Present were board members Tom Noonan, Lisa-Ann Oliver, EW, and homeowner Amanda Fonville.

APPROVAL OF MINUTES OF PRIOR MEETING

Approval of the minutes of the Board of Directors Meeting held August 11, 2026.

TREASURER'S REPORT

Deposits: \$4,335.44

Payments: \$3,208.21

Balance: \$112,627.29

OLD BUSINESS

1. Lisa-Ann summarized the August 26, 2026 septic meeting.
 - a. Wastewater
 - i. Ecology will need to receive a copy of the entire bid package for review and approval before it goes out to bid.
 - ii. The City is working on some required environmental pieces
 - b. Water
 - i. Design specs are anticipated to be submitted in the next 2-3 weeks.
 - ii. The next monthly project report and reimbursement request will be submitted with the connection charges. Once the preliminary permit can be drafted, the connection charges assessed, and the reimbursement request can be finalized.)
 - iii. City council has approved the annexation, and the documents need to be transmitted to OFM for confirmation.
 - c. CDBG
 - i. CDBG will need the bid package for review to confirm the required inserts are included.
 - d. Other
 - i. To minimize confusion and concerns, the association requests that the information requests that are being sent to the property owners for the ULID go out separately from the requests for information that are needed to set up the individual customer utility accounts.
 - ii. Anticipated call for bids is estimated for January
 - iii. DOH system operations permit has been conditionally reissued for another year.
2. Noxious weed control. Tom will follow up with Advantage Yard Care as the area has not yet been mowed.
3. Tom is working with Nick Dostie at Public Works on the ULID formation paperwork to be completed by our residents and homeowners.
4. The environment study has been completed and accepted by various agencies. Lisa-Ann will see if we can get a copy.
5. DOH has some questions and requested modification of the project design plans.

NEW BUSINESS

1. Flaura's Acres is now officially annexed to the City of Sequim. The neighborhood census has been completed.
2. Linda Kahananui of the Dark Sky Olympic Peninsula (website: <https://darkskyopwa.org/>) presented information on the issue of light pollution and what we can do as a community given that we will be having street lights installed in our neighborhood. Responsible outdoor lighting is:
 - a. Useful, using light only if it is needed.
 - b. Targeted. Direct light so it falls only where it is needed using shielding and careful aiming to target direction of the light beam so that it points downward.
 - c. Low level, no brighter than necessary.
 - d. Controlled. Use light only when needed.
 - e. Use warm colored light where possible.

NEXT MEETING / ADJOURNED

The next board meeting will be held TUESDAY, October 13, 2026 at 7pm at 923 E. Belfield Ave, Sequim.
The meeting was adjourned at 8:25 pm.