

**MINUTES**  
**Highland Hills Maintenance Commission**  
**Board of Trustees Regular Meeting**  
**Wednesday April 08, 2026**

**CALL TO ORDER:** The meeting was called to order at 4:00 P.M.

**PRELIMINARIES:** An announcement was made by the President that the meeting will be electronically recorded to aid in preparation of the minutes of the meeting, that any person wishing to speak at the meeting thereby consents to such recording and that recording by anyone else violates Washington State law and Board policy 1-3. The “Rules of Order” for conduct of the HHMC Board Meeting are as specified in Board Policy 1-3.

**ATTENDANCE / DETERMINATION OF A QUORUM**

By consent, the Board of Trustees conducted this meeting in a hybrid process utilizing both in person and zoom attendance to render their opinions and vote on the various matters that required action for the April 08, 2026 Board Meeting.

Participants in this exchange were:

		<u>Trustees:</u>
President:	Carole Pedersen	Doug Earp
Vice President:	Russell Stepp	Fritz Langenbacher
Secretary:	Duane Chamlee    Excused	Jeff Gurnee
Treasurer:	Kitty Boozari	Russ Napier
		Claire Savage

Committee Chairs: Carole Pedersen, Russ Napier, Russ Stepp, Doug Earp, Fritz Langenbacher, Jeff Gurnee, Ernylee Chamlee, Jean Gurnee, Claire Savage

Guests: Lena Waske, Scott Alair, Lynette Alair, Jean Gurnee, Norman Pedersen, Ernylee Chamlee, Robert Savage, Brent and Kris Fredricksen

**ADDITIONS OR CHANGES TO THE AGENDA:** No changes or additions

**AUDIENCE COMMENTS ON CURRENT LISTED AGENDA ITEMS:**

Russ Stepp (who attended the meeting via Zoom) asked to know who was in the audience. He was given all the names.

Treasurer Kitty Boozari then introduced Lena Waske of our accounting firm, Timberline Accounting. Lena gave a presentation on HHMC providing online banking (ACH) to owners for payment and invoicing the annual assessment fees. She provided a handout, showing what the actual form would look like, Ernylee Chamlee wondered where on the form the option to pay by check was indicated and Kitty showed everyone where it was. There were many questions for Kitty and Lena regarding the use of credit cards instead of ACH. Kitty and Lena explained that ACH is a first step in providing online payments, that the process is less complicated and that the service fee is much less than the credit card service charge. After Carole Pedersen mentioned that in the past some people have been away visiting foreign countries at the time the assessments are due and have had to wire funds or else end up in default (40 to 50 people usually do), Kitty explained that ACH works even if you are out of the country. Bob Savage agreed that ACH is a simpler and less expensive process as did Kris and Brent Fredricksen. More discussion ensued, with Russ Napier and Doug Earp favoring a credit card system. Fritz Langenbacher reaffirmed that the ACH system is a simpler first step at this time. Kitty made a **Motion that HHMC go with the ACH system (which also includes payment by check) versus a credit card system.**

**M/S/C: Kitty Boozari / Claire Savage / All Aye.**

**APPROVAL OF THE MINUTES OF THE MARCH 11, 2026 MEETING:** Motion to approve:

**M/S/C: Claire Savage / Kitty Boozari / All Aye**

#### **AUDIENCE PARTICIPATION:**

Bob Savage, Ernylee Chamlee and Kris and Brent Fredricksen participated, as mentioned above, in the discussion regarding annual assessment ACH versus credit card online payment and invoice systems.

#### **COMMITTEE REPORTS:**

##### **ARCHITECTURAL CONTROL: Carole Pedersen**

Receive and file the Architectural Control Committee Report as ATTACHMENT A

##### **ROADS: Russ Napier**

Nothing to report.. Carole Pedersen mentioned there is a new house waiting for better weather to connect open sewer. Russ said it will be a quick, small hole patch.

**DRAINAGE: Russ Stepp**

Nothing beyond what's in the report. Fritz Langenbacher asked what was happening with Fiorillo regarding road drainage. Was it pumping for sewer? Russ replied that it was for road drainage, not sewer.

Receive and file the Drainage Report as ATTACHMENT B

**SAFETY AND AWARENESS: Fritz Langenbacher**

In addition to the report, Fritz mentioned that the Highland Hills CERT team, CERT 5, conducted an emergency communications exercise on the Hill. Carole asked if everything worked. Fritz said no, they tested several modes of communication including radios, texting, and Starlink internet. A few problems were identified such as incomplete text groups and connecting to Starlink. Kitty said our squad got the Starlink connecting working after Fritz had to leave. The team learned a lot from the exercise.

Carole Pedersen has received four phone calls regarding Bell Crest dump trucks going up Ravens Ridge Road and parking their trailer at Ravens Ridge and Doe Run Roads, blocking Highland Hills traffic. Because this situation creates a real hazard, Carole talked to Amy of the Bell Crest HOA two weeks ago, stating that we allow Bell Crest to use our roads from Doe Run up to Carriage and Ravens Ridge, but not to abuse them! Because it is still happening, Carole will call again and inform the HOA that she will call the police if this situation is not mended.

**TRAFFIC: Doug Earp**

Nothing beyond the report.

Receive and file the Traffic Report as ATTACHMENT C

**GOVERNMENT LIAISON: Fritz Langenbacher**

Fritz cited a California case where a homeowner wanted to convert their condo garage into an ADU and the HOA didn't approve it. The case went to court and the Court sided with the HOA.

Carole Pedersen said the attorney the HHMC has retained is working on whether HHMC lies in a zone where ADU laws apply. She will receive an answer from him at the end of the week.

**MOWING COMMITTEE: Jeff & Jean Gurnee**

Jeff asked the Board to select the dates to begin and end the lot mowing process in Highland Hills. After much discussion, such as when mowing too early the grass will be too green to burn and too late the dryness causing a fire hazard, Fritz Langenbacher made a Motion to set June 1 through July 31 as the mowing season dates.

**M/S/C: Fritz Langenbacher/ Jeff Gurney / All Aye**

**SNOW REMOVAL: Jeff Gurnee**

No Report this month.

**HIGHLANDER: Ernylee Chamlee**

No Report this month.

**SUMMER PICNIC: Jean Gurnee**

The Picnic Committee will meet on April 27, 2026, at Jean's home to discuss a theme and begin planning for the picnic. Jean will send an article to the Highlander to make further announcements.

**WELCOMING COMMITTEE: Claire Savage**

The Welcoming Committee is busy getting ready for the next Welcome Party on April 12th. Claire says they are welcoming 14 new owners and the Committee is looking forward to an enjoyable party.

All current new owners have either been welcomed in their homes or, at their requests, will receive the welcome packet and small gift at the Welcome Party. One new owner has been invited but will not be moving in until this summer.

**PROPERTY TRANSACTIONS – Claire Savage**

Fritz Langenbacher asked Claire if she could report on how many rentals currently exist in Highland Hills. She responded that she cannot because she doesn't have the tools to do so. Carole Pedersen and Ernylee Chamlee both agreed that it just isn't possible at this time.

Receive and file the Property Transaction Report as ATTACHMENT D

**OTHER:** No further input

**TREASURER’S REPORT: Kitty Boozari**

Kitty asked whether or not there were any questions. None received. She then said that the Timberline accounting firm is always available, they are thorough when communicating and she is “Over the Moon” about Timberline.

**Motion to Receive and file the March 2026 Treasurer’s Report as ATTACHMENT E**

**M /S /C: Kitty Boozari / Fritz Langenbacher / All Aye**

**UNFINISHED BUSINESS:** No unfinished business discussed

**NEW BUSINESS: The Annual General Membership Meeting (AGM)**

The AGM will be held at 7:00 pm Wednesday, May 13, 2026, at the Sunland Ballroom.. Ernylee Chamlee mailed out today the AGM packets to owners who requested receiving them by U.S.P.S. mail, as well as emailing to every owner who filled out an E-Consent form..

All Board members are requested to sit up front during the AGM.

Carole Pedersen will be away from April 25 to May 3, 2026. Claire Savage will be away from April 21 to April 28. Kitty Boozari will be away from May 1st to May 5th.

**OPEN FORUM**

Ernylee Chamlee will set up Zoom for the May 13, 2026, meeting. She also states that the new laptop computer which the Board approved last month is really great. And it only cost \$399.00!

**EXECUTIVE SESSION:** The Executive Session Did Not Convene today.

The Board may convene in closed executive session to consider personnel matters; consult with legal counsel or consider communications with legal counsel; discuss likely or pending litigation, matters involving possible violations of Governing Documents, and matters involving the possible liability of a member to the Commission; and address any other matters permitted by law to be addressed in closed executive session.

**MEETING ADJOURNED AT 5:02 PM**

**M/S/C: Doug Earp / Russ Napier / All Aye**

Next meeting is scheduled for 4:00 PM at its office on Wednesday May 13, 2026

**Respectfully Submitted:**

Claire Savage  
Acting Secretary, HHMC  
April 15, 2026

**ATTACHMENT A: ARCHITECTURAL CONTROL COMMITTEE REPORT**

# ACC Report for March 2026

**Tree(s) removal:**  
**Fredricksen – 603 Owls Nest**

Construction:

**Castro at 622 Ravens Ridge.** Ted and Susan Castro want to build a home at 622 Ravens Ridge. It will be a single story, with 2343 sq. ft. of floor space, 23ft. 8 in. in height. Roof will be metal standing seam, Skyline Roofing HP-24-gauge, Matte Black, 16 inches wide, LRV = 5. Project was reviewed and approved by the ACC, May 2024 Environmental Deposit received

**Julian at 62 Fawn Lane.** Jim and Chris Julian of want to build a detached garage/shop. It will be 884 sq. ft. with fiber cement siding and a Decra Shake Roof, both match the materials on the home. All setbacks are complied with. Project approved by ACC, Environmental Protection Deposit received.

**Kolos of 1474 Fox Hollow.** Max Kolos wants to build a home at 1474 Fox Hollow. t will be 1947 sq. ft. The roof will be a Ne-Ray Metals metal roof, Matte Black in color, with an SRI of 26. This is equivalent to an LRV of 5. Project approved by ACC, Environmental Deposit received

**Fiorello of 615 Doe Run.** Dale & Linda Fiorillo want to build a single-story home of 3112 sq. ft. The garage will be 874 sq. ft. The structure will have a Decra Metal Shake roof. This project has been approved by the ACC. Environmental Protection Deposit received. (November, 2025).

**Jarpe of 622 Fox Hollow.** Geoffry Jarpe & Victoria Etterer want to build a single-story home of 1511 sq ft. The garage will be 700 sq ft with 210 sq ft decks. The structure will have a Deca Metal Shake with a max height of 27.5 ft. The Environmental Protection Deposit received January, 2026.

**Hutchison of 623 Doe Run.** Brian & Emily Hutchison want to build a single-story home of 5,463 sq ft. The garage will be attached totaling sq ft 785 with 150 sq ft of patio space. Awaiting Environmental Protection Deposit

**Dreher of 622 Doe Run.** Preliminary drawing received – nothing final to report at this time

**Bender of 83 Fawn Lane** are looking to replace their roof. Their specifications have been sent to the ACC team for review and have been accepted. Environmental Deposit has been received – March 2026

**Hines of XX Owls Nest** is looking to begin driveway construction. Environmental Deposit has been received – March 2026

## ATTACHMENT B: DRAINAGE REPORT

## HHMC Drainage Report: April 2026

Nothing New to Report this Month.

### New Business

1. The resident at 412 Doe Run was concerned about “ponding” of water at the outlet side of the Ravens Ridge replaced culvert located at the Ravens Ridge – Doe Run intersection. The water is ponding in this location and Jamestown Construction has been contacted to address the issue. We are still waiting for Jamestown Excavating to repair Ravens Ridge Road patch and resolve the ponding issue.
2. 1232, 1272 & 1312 Doe Run. 20 Covey Lane: There is no formal drainage on the northside of Doe Run from Qualis Roost to past Covey Run. These four addresses listed have contacted us regarding drainage issues with their property that is caused by the run-off from the centerline of Doe Run Rd north. Obviously, the original developer decided it was not needed but unfortunately is causing issues along this area. We need to determine an approach to this drainage concerns. Interestingly, we have a similar problem along Doe Run just west of Quails Roost. At this location there is an old 12-inch culvert left over from when the roads were logging roads. We plan on blocking the end of the culvert to eliminate drainage across the road. We are currently looking for a contractor to do the work. We will investigate if this is a similar issue at this location.
3. We have contacted C&J to look at these issues and develop a proposal to resolve these on a case-by-case basis.

### Consultant Support

Annually Raven Engineering has provided drainage basin inspection services and support for our culvert renovations. He has decided to retire, and we need to hire a new consultant to replace his services. We will be researching possible replacements during the next few months.

### Ditch and Basin Mowing

Ditch and Basin mowing contracts are being prepared for 2026.

### Ditch Restoration Projects – Post Fox Hollow Watermain Break

There was a recent 10-inch watermain break between 1265 and 1185 Fox Hollow Rd. The PUD needed to drain the line completely prior to repairing the break. The resulting water flow overwhelmed our drainage system in the area and was further compounded by a driveway culvert that was not in alignment with the drainage ditch. The ditch was overflowed by the flow and went

across Fox Hollow causing erosion on the gravel driveways across the street. We have inspected the area and there will need to be some drainage ditch restoration needed.

#### Culvert Maintenance

All the culverts have been visually inspected and there is more evaluation that needs to be done to determine scope and the priority. We will most likely need to hire a contractor that does culvert inspection to help with this effort.

#### Annual Basin Inspection

Raven Engineering, Steve Miller has been contracted to do the 2025 Annual Basin Inspection. The Annual Drainage Inspection report has been drafted and submitted to the HHMC Drainage Committee for review. We contacted the City of Sequim to determine the appropriated department to submit the report. As of today, we have not heard back from the City.

# ATTACHMENT C: TRAFFIC REPORT

## HHMC Radar Sign Report: April 2026

This report is for uphill traffic (northbound) in the vicinity of 1850 Doe Run Rd, from Sunday 3/8 through Saturday 4/4.

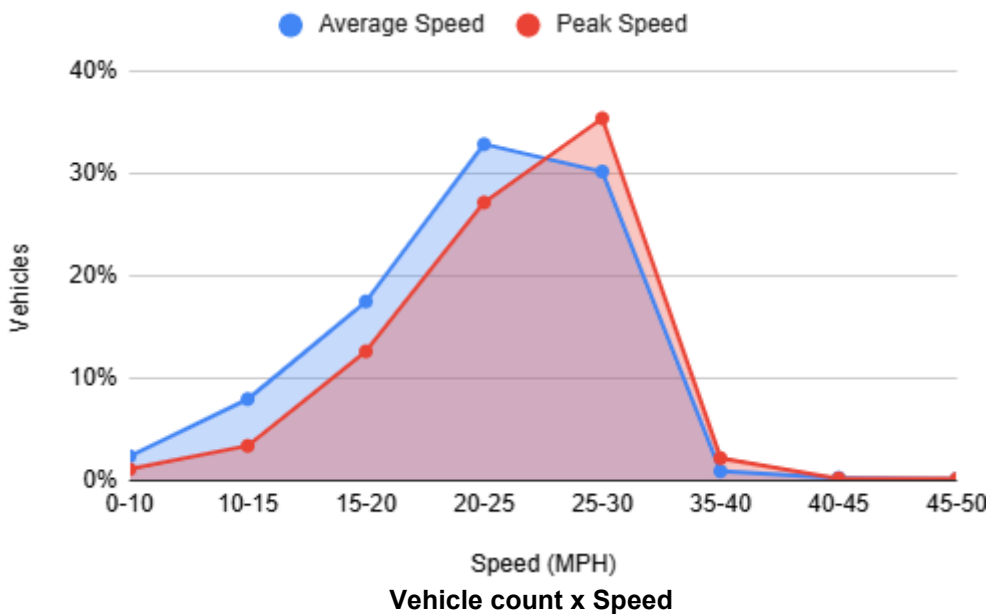
### 1850 Doe Run Rd, Northbound

3/8/26 - 4/4/26

28 days

	Averages		
	Daily	Weekdays (20)	Weekends (8)
# Vehicles	131	145	98
Avr Speed	23.8	23.9	23.7
# Speeders	52	56	41
% Speeders	39%	39%	42%

Daily average traffic count and speeds



### Average vs Peak speed

The radar sign tracks the speed of each vehicle as it approaches. When it passes it records it's average and fastest ("peak") speeds. The "average speed" shown in the table above is the average of all vehicles' average speed.

The chart shows how much the traffic speeds vary, and how they are distributed, grouped into 5 MPH ranges from 5 to 50 MPH. For example, while a total of about 3700 vehicles passed going between 20 and 25MPH, only about 33 (0.9%). The blue line is based on each vehicle's average speed, while red represents their fastest speeds as they passed.

If you have any questions about these reports or the radar sign I would be very happy to answer them. Please feel free to email me at [earp.doug@gmail.com](mailto:earp.doug@gmail.com).

**ATTACHMENT D: PROPERTY TRANSACTIONS**

**HIGHLAND HILLS PROPERTY TRANSACTIONS REPORT  
4/8/26**

<b>For Sale:</b>	<b>For Rent:</b>
<b>Residences 3</b>	<b>Residences</b>
<b>Lots: 10</b>	
<b>Total: 13</b>	<b>Total</b>

**DOE RUN**

For Sale	R	412 , P9,L2 (Augustini)	\$1,499,950.	1.01 ac.
For Sale	L	P12,L4 (Salmons) Acr. fr. 21 Elk Pass	\$ 350,000	1.66 ac.

**ELK PASS**

For Sale	L	P12,L3 (Salmons) Next to 51	\$ _____?	1.14 ac.
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**FAWN LANE**

For Sale	L	P37,L4-B (McAleer) Next to 283	\$ 325,000	1.00 ac.
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**FOX HOLLOW**

For Sale	L	P6,L4 (Crosby) Next to 72	\$ 98,500	1.04 ac.
For Sale	L	1051, P51,LL4 (Ellis)	\$ 165,000	1.04 ac.
For Sale	L	P69,L2 (Newman) Next to Witt	\$ 195,000	1.00 ac.
For Sale	L	P77,L1 (Mannisto) 1 <sup>st</sup> right acr fr 1145	\$ _____?	1.13 ac.
For Sale	R	1185, P50,L1 (Saknit)	\$ 935,000	1.35 ac.

**OWLS NEST**

For Sale	L	P59,L3 (Howard) Next to 423	\$ 165,000	1.00 ac.
For Sale	L	P65,L4A (Hayman) Next to 232	\$ 265,000	1.00 ac.

**QUAILS ROOST**

For Sale	R	315, P21,L2 (Harborstone Homes)	\$1,100,000	1.22 ac.
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**RAVENS RIDGE**

For Sale	L	P61,L3 (Lehtola) Across from 403	\$ 155,000	1.25 ac.
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# ATTACHMENT E: TREASURER REPORT

## Highland Hills Maintenance Commission

Budget vs. Actuals: Budget\_FY26\_P&L - FY26 P&L

July 2025 - March 2026

		TOTAL	
	ACTUAL	BUDGET	OVER BUDGET
<b>Income</b>			
301 Assessment Revenues			
301.1 Maintenance Assessments	220,714.05	221,693.00	-978.95
301.2 Mowing / Roadside Vegetation Assessments	1,275.60	0.00	1,275.60
301.4 Bell Gates Assessments		1,600.00	-1,600.00
<b>Total 301 Assessment Revenues</b>	<b>221,989.65</b>	<b>223,293.00</b>	<b>-1,303.35</b>
316 Fines-Late Charg-Member Interst - Fees	2,337.29	500.00	1,837.29
317 Investment Income	3,596.48	600.00	2,996.48
318 Interest Earned Edward Jones	38,662.37	52,500.00	-13,837.63
<b>Total Income</b>	<b>\$266,585.79</b>	<b>\$276,893.00</b>	<b>\$ -10,307.21</b>
<b>GROSS PROFIT</b>	<b>\$266,585.79</b>	<b>\$276,893.00</b>	<b>\$ -10,307.21</b>
<b>Expenses</b>			
400 Maintenance & Replacement			
401 Basins			
401.1 Routine Maintenance & Tree Clear		5,000.00	-5,000.00
401.4 Annual Sequim Inspection	4,500.00	5,500.00	-1,000.00
401.6 Annual Basin Mowing/Clearing		9,000.00	-9,000.00
<b>Total 401 Basins</b>	<b>4,500.00</b>	<b>19,500.00</b>	<b>-15,000.00</b>
405 Culverts			
405.5 Routine Culvert Inspection		5,000.00	-5,000.00
<b>Total 405 Culverts</b>		<b>5,000.00</b>	<b>-5,000.00</b>
410 Ditches			
410.1 Routine Repairs		5,000.00	-5,000.00
410.3 Management	9,605.34	0.00	9,605.34
410.4 Mowing	16,526.92	18,000.00	-1,473.08
<b>Total 410 Ditches</b>	<b>26,132.26</b>	<b>23,000.00</b>	<b>3,132.26</b>
420 Roads			
420.1 Repairs	55.44	25,000.00	-24,944.56
420.15 Crack Sealing		15,000.00	-15,000.00
420.2 Cleaning		3,000.00	-3,000.00
420.5 Striping & Reflectors	4,818.83	5,000.00	-181.17
420.6 Signage/Painting	87.32	500.00	-412.68
420.7 Snow Removal	3,776.57	15,000.00	-11,223.43
<b>Total 420 Roads</b>	<b>8,738.16</b>	<b>63,500.00</b>	<b>-54,761.84</b>
<b>Total 400 Maintenance &amp; Replacement</b>	<b>39,370.42</b>	<b>111,000.00</b>	<b>-71,629.58</b>
600 Overhead Costs			
601 Accounting & Legal Services			
601.1 Bookkeeping	8,011.84	6,720.00	1,291.84
601.2 Filing & Document Fees	1,517.50	1,500.00	17.50
601.3 Legal Services		1,000.00	-1,000.00
601.4 Audit	3,000.00	3,000.00	0.00
<b>Total 601 Accounting &amp; Legal Services</b>	<b>12,529.34</b>	<b>12,220.00</b>	<b>309.34</b>

# Balance Sheet

## Highland Hills Maintenance Commission

As of Mar 31, 2026

	TOTAL		
	AS OF MAR 31, 2026	AS OF FEB 28, 2026 (PP)	\$ CHANGE (PP)
<b>Assets</b>			
Current Assets			
Bank Accounts			
108 First Security			
110 First Security Checking	58,505.59	63,328.37	-4,822.78
111 1st Security 11 Month CD - 7060 (Emergency Reserve)	57,072.31	56,893.68	178.63
112 First Security CD #3200 3.88% 10-24-25 (Drainage Reserve)	58,967.88	58,778.51	189.37
114 1st Security business non profit savings	\$0.00	\$0.00	\$0.00
114.1 1st Security Savings Non-Committed Funds	21,099.85	21,067.14	32.71
114.6 1st Security Savings Construction Deposits	26,000.00	21,000.00	5,000.00
<b>Total for 114 1st Security business non profit savings</b>	<b>\$47,099.85</b>	<b>\$42,067.14</b>	<b>\$5,032.71</b>
<b>Total for 108 First Security</b>	<b>\$221,645.63</b>	<b>\$221,067.70</b>	<b>\$577.93</b>
160 Edward Jones	\$0.00	\$0.00	\$0.00
161 EJ 89623961 Overlay Reserve	\$0.00	\$0.00	\$0.00
161.10 EJ Overlay Reserve CD - Morgan Stanley 4.09% 05-17-2027	126,000.00	126,000.00	0.00
161.12 EJ Overlay CD - Buy Bank Amer 5.00% 5-18-2025	127,000.00	127,000.00	0.00
161.13 EJ Overlay Reserve CD - State Bk India 4.95% 06-25-26	225,000.00	225,000.00	0.00
161.16 EJ Overlay Reserve - Bk Hapoalim 3.80% Due 09-18-29	76,000.00	76,000.00	0.00
161.17 EJ Overlay Reserve CD Bank of Hapoalim BM NY 4.05% Mat 10-30-2026	144,000.00	144,000.00	0.00
161.18 EJ Overlay Reserve CD 3.70% 3-02-2026	85,000.00	85,000.00	0.00
161.1 EJ Overlay Reserve Insured Deposit Account	28,758.57	25,536.73	3,221.84
161.2 EJ Overlay Reserve CD UBS Bank 4.01% due 04/02/2030	75,000.00	75,000.00	0.00
161.4 EJ Overlay Reserve CD 4.30% due 04/01/2027	13,000.00	13,000.00	0.00
161.5 EJ Overlay Reserve CD Morgan Stanley 4.05% 01-09-2026	203,000.00	203,000.00	0.00
161.6 EJ Overlay Reserve CD American Express 3.90% 10/30/2029	131,000.00	131,000.00	0.00
161.7 EJ Overlay Reserve CD JP Morgan Chase 4.00% 07/15/26	100,000.00	100,000.00	0.00
161.99 Unrealized Gain/Loss (EJ)	812.59	3,938.49	-3,125.90
<b>Total for 161 EJ 89623961 Overlay Reserve</b>	<b>\$1,334,571.16</b>	<b>\$1,334,475.22</b>	<b>\$95.94</b>
162 EJ Emergency Reserve 89623962	\$0.00	\$0.00	\$0.00
162.1 EJ Emergency Reserve Insured Deposit Account	4,267.52	4,267.10	0.42
162.3 Washington St Bk Iowa 5.00% 10-09-25	14,000.00	14,000.00	0.00
162.4 Charles Schwab Bk 4.20% Mat 10-23-25	90,000.00	90,000.00	0.00
162.6 EJ Emergency Reserves CD 3.80% 9-15-2026	58,000.00	58,000.00	0.00

# Balance Sheet

## Highland Hills Maintenance Commission

As of Mar 31, 2026

	TOTAL		
	AS OF MAR 31, 2026	AS OF FEB 28, 2026 (PP)	\$ CHANGE (PP)
162.99 Unrealized Gain/Loss (EJ)	-478.16	-369.66	-108.50

# Balance Sheet

## Highland Hills Maintenance Commission

As of Mar 31, 2026

	TOTAL		
	AS OF MAR 31, 2026	AS OF FEB 28, 2026 (PP)	\$ CHANGE (PP)
<b>Total for 162 EJ Emergency Reserve 89623962</b>	<b>\$165,789.36</b>	<b>\$165,897.44</b>	<b>-\$108.08</b>
163 EJ Drainage Reserve 89623963	\$0.00	\$0.00	\$0.00
163.1 EJ Drainage Reserve Insured Deposit Account	990.14	390.05	600.09
163.4 EJ Drainage Reserve CD Ally Bk 3.90% due 09-20-2027	13,000.00	13,000.00	0.00
163.5 EJ Drainage Reserve CD UBS Bank 4.01% Due 05/02/2025	6,000.00	6,000.00	0.00
163.6 EJ Drainage Reserve CD - Goldman Sachs 3.70% 03-02-2026	18,000.00	18,000.00	0.00
163.99 Unrealized Gain/Loss (EJ)	-408.14	-48.17	-359.97
<b>Total for 163 EJ Drainage Reserve 89623963</b>	<b>\$37,582.00</b>	<b>\$37,341.88</b>	<b>\$240.12</b>
164 EJ Striping Reserve 5658	\$0.00	\$0.00	\$0.00
164.1 EJ Striping Reserve Insured Deposit Account	1,628.47	716.13	912.34
164.3 EJ Striping Reserves CD Goldman Sach 3.75% 9-9-2030	49,000.00	49,000.00	0.00
164.99 Unrealized Gain/Loss	-512.05	-359.01	-153.04
<b>Total for 164 EJ Striping Reserve 5658</b>	<b>\$50,116.42</b>	<b>\$49,357.12</b>	<b>\$759.30</b>
<b>Total for 160 Edward Jones</b>	<b>\$1,588,058.94</b>	<b>\$1,587,071.66</b>	<b>\$987.28</b>
<b>Total for Bank Accounts</b>	<b>\$1,809,704.57</b>	<b>\$1,808,139.36</b>	<b>\$1,565.21</b>
<b>Total for Current Assets</b>	<b>\$1,809,704.57</b>	<b>\$1,808,139.36</b>	<b>\$1,565.21</b>
<b>Total for Assets</b>	<b>\$1,809,704.57</b>	<b>\$1,808,139.36</b>	<b>\$1,565.21</b>
<b>Liabilities and Equity</b>			
Liabilities			
Current Liabilities			
Other Current Liabilities			
220 Construction Deposits Rec.	26,000.00	21,000.00	5,000.00
<b>Total for Other Current Liabilities</b>	<b>\$26,000.00</b>	<b>\$21,000.00</b>	<b>\$5,000.00</b>
<b>Total for Current Liabilities</b>	<b>\$26,000.00</b>	<b>\$21,000.00</b>	<b>\$5,000.00</b>
Long-term Liabilities			
250 Reserve Accounts			
250.1 Emergency Reserve Funds	222,861.67	222,791.12	70.55
250.2 Striping Reserve Funds	50,116.42	49,357.12	759.30
250.3 Overlay Reserve Funds	1,334,571.16	1,334,475.22	95.94
250.4 Drainage Reserve Funds	96,549.88	96,120.39	429.49
<b>Total for 250 Reserve Accounts</b>	<b>\$1,704,099.13</b>	<b>\$1,702,743.85</b>	<b>\$1,355.28</b>
<b>Total for Long-term Liabilities</b>	<b>\$1,704,099.13</b>	<b>\$1,702,743.85</b>	<b>\$1,355.28</b>
<b>Total for Liabilities</b>	<b>\$1,730,099.13</b>	<b>\$1,723,743.85</b>	<b>\$6,355.28</b>
Equity			
291 Balance - Beginning of Year	45,930.46	45,930.46	0.00
Net Income	33,674.98	38,465.05	-4,790.07
<b>Total for Equity</b>	<b>\$79,605.44</b>	<b>\$84,395.51</b>	<b>-\$4,790.07</b>

Balance Sheet

Highland Hills Maintenance Commission

As of Mar 31, 2026

	TOTAL		
	AS OF MAR 31, 2026	AS OF FEB 28, 2026 (PP)	\$ CHANGE (PP)
<b>Total for Liabilities and Equity</b>	<b>\$1,809,704.57</b>	<b>\$1,808,139.36</b>	<b>\$1,565.21</b>

Profit and Loss YTD Comparison  
Highland Hills Maintenance Commission  
March 2026

	TOTAL	
	MAR 2026	JUL 1 2025 - MAR 31 2026 (YTD)
<b>Income</b>		
317 Investment Income	400.71	3,596.48
318 Interest Earned Edward Jones	4,734.69	38,662.37
301 Assessment Revenues		
301.1 Maintenance Assessments		220,714.05
301.2 Mowing / Roadside Vegetation Assessments		1,275.60
<b>Total for 301 Assessment Revenues</b>		<b>\$221,989.65</b>
316 Fines-Late Charg-Member Interst - Fees		2,337.29
Services		0.00
Unapplied Cash Payment Income		0.00
<b>Total for Income</b>	<b>\$5,135.40</b>	<b>\$266,585.79</b>
<b>Cost of Goods Sold</b>		
<b>Gross Profit</b>	<b>\$5,135.40</b>	<b>\$266,585.79</b>
<b>Expenses</b>		
400 Maintenance & Replacement		
420 Roads		
420.7 Snow Removal	2,687.85	3,776.57
420.1 Repairs		55.44
420.5 Striping & Reflectors		4,818.83
420.6 Signage/Painting		87.32
<b>Total for 420 Roads</b>	<b>\$2,687.85</b>	<b>\$8,738.16</b>
401 Basins		
401.4 Annual Sequim Inspection		4,500.00
<b>Total for 401 Basins</b>		<b>\$4,500.00</b>
410 Ditches		
410.3 Management		9,605.34
410.4 Mowing		16,526.92
<b>Total for 410 Ditches</b>		<b>\$26,132.26</b>
<b>Total for 400 Maintenance &amp; Replacement</b>	<b>\$2,687.85</b>	<b>\$39,370.42</b>
600 Overhead Costs		
601 Accounting & Legal Services		
601.1 Bookkeeping	970.46	8,011.84
601.2 Filing & Document Fees		1,517.50
601.4 Audit		3,000.00
<b>Total for 601 Accounting &amp; Legal Services</b>	<b>\$970.46</b>	<b>\$12,529.34</b>
610 Committee Expenses		
610.3 Landscape & Beautification	197.41	197.41
610.4 Annual Picnic		-50.86
610.6 Welcoming Committee		539.88
610.7 President's Discretionary Fund		168.00
<b>Total for 610 Committee Expenses</b>	<b>\$197.41</b>	<b>\$854.43</b>

Profit and Loss YTD Comparison  
Highland Hills Maintenance Commission  
March 2026

	TOTAL	
	MAR 2026	JUL 1 2025 - MAR 31 2026 (YTD)
620 Office Administration		
620.1 Misc Office Supplies & Copying	382.24	468.56
620.5 Rent	520.00	4,680.00
620.6 Utilities	64.82	586.18
620.2 Office & Computer Equip		600.00
620.4 Postage		488.74
<b>Total for 620 Office Administration</b>	<b>\$967.06</b>	<b>\$6,823.48</b>
630 Other Overhead Costs		
630.1 Bank Charges		10.00
630.4 Insurance		11,789.00
630.6 Unmowed Lot/Roadside Vegetation Control Costs		1,248.60
<b>Total for 630 Other Overhead Costs</b>		<b>\$13,047.60</b>
<b>Total for 600 Overhead Costs</b>	<b>\$2,134.93</b>	<b>\$33,254.85</b>
<b>Total for Expenses</b>	<b>\$4,822.78</b>	<b>\$72,625.27</b>
<b>Net Operating Income</b>	<b>\$312.62</b>	<b>\$193,960.52</b>
Other Income		
Other Expenses		
701 Transfer into Reserves		
701.1 Overlay Transfer from interest	3,221.84	28,882.69
701.25 Emergency Reserve Interest	179.05	13,181.72
701.3 Transfer to Road Striping Reserve	912.34	9,929.80
701.45 Drainage Reserve Interest	600.09	3,026.98
701.4 Transfer to Drainage Reserve	189.37	18,606.43
701.35 Road Striping Reserve Interest		1,657.92
701.5 Transfer to Road Overlay Reserve		85,000.00
<b>Total for 701 Transfer into Reserves</b>	<b>\$5,102.69</b>	<b>\$160,285.54</b>
<b>Total for Other Expenses</b>	<b>\$5,102.69</b>	<b>\$160,285.54</b>
<b>Net Other Income</b>	<b>-\$5,102.69</b>	<b>-\$160,285.54</b>
<b>Net Income</b>	<b>-\$4,790.07</b>	<b>\$33,674.98</b>