

# FRAGARIA LANDING HOME OWNERS ASSOCIATION

## Board Meeting Minutes

January 20, 2014

Present: Sean Smith Vice President, Carol McGhee Treasurer, Debra Walker Elected Board Member, Bob Peterson Elected Board Member, Elaine Webster Secretary

Board Members Absent: Eric Miko President, Leslie Harvey Elected Board Member,

Previous Board Meeting revised minutes from September 10, 2013 were approved.

### Treasurer's report:

#### General Fund

Current checking balance 09/09/13		\$7556.74
Income Assessments		00.00
Expenses:		
Landscape maintenance	228.04	
Office Expenses	154.11	
Electricity	47.64	
Legal Fees	80.00	
Total Expenses		<u>(509.79)</u>
Balance 01/20/14		\$7046.95

#### Road Fund

Savings Balance 09/09/13	\$8287.36
Interest	<u>1.74</u>
Balance 01/20/14	\$8289.10
Accounts overdue (3):	\$18,702.05

The Treasurer's Report was approved and accepted.

## **ACC report:**

### Approvals 09/09/13

- 8474 Landing Ln (Travis) – Re-roofing of residence 09/12/13
- 8665 Landing Ln (Peterson) – Cutting of tree along property line 09/21/13
- 8414 Landing Ln (McGhee) – Add wood retaining wall to front yard & additional flagstone 10/20/13

## **Maintenance and Repairs**

- The road is in good shape. Snow will not be a big issue this year.
- Moss is growing on the curbs at the entry. John and Carol will spray with moss killer prior to the next maintenance party, probably in March or April.

## **Old Business:**

- Work continues on this task. Bob Peterson will convert our existing into a .pdf, then convert it to a Word format so tracked changes can be made. There was a survey done on this topic in the past, and Bob is looking for Melanie's survey response. Carol McGhee will provide Bob with a copy of the survey results. Previous discussion on this topic from 09.10.13 was "It was proposed to create a task force to update the CC&R's to make them more specific and clear as to consequences or penalties. Eric, Sean and Bob will work with a paralegal to obtain samples of other relevant CC&R's to develop proposed revisions to ours. They will have something for the board to review by the December board meeting. Once approved by the board, it will be submitted to the HOA membership for a vote."
- Sean will make a second attempt to get a revised bid from the Tacoma company to include pick-up, painting, and reinstallation. The previous report on this issue from 09/10/13 was "One bid for painting the gate was \$1300. Another bid came in at \$500 from a Tacoma company, but requires delivery of the gate to the company. Sean will ask company to provide a revised bid that includes pick-up and delivery/installation of the gate. If the bid comes in  $\leq$  \$1000, the Board approved moving forward with the work."

- No action has been taken regarding the proposed expansion of the number of board of director positions by two. Currently there are 4 officer and 3 directors. It was discussed and approved to put this decision to a vote by the HOA members via ballot. If approved, will require updates to the by-laws and filing the change with the state.

### **New Business:**

- No new business

### **Next Meeting:**

The next Board meeting is scheduled for March 17, 2014 at 7:00pm. The meeting will be held at Sean Smith's home.

### **Mark Your Calendars! Annual FLHOA Meeting will be Saturday, May 17**

- It will be at John and Carol McGhee's Home, 8414 Landing Ln
- BBQ & Potluck will begin at Noon
- The meeting will follow

Meeting adjourned at 7:45pm

Minutes submitted by Elaine Webster