

FRAGARIA LANDING HOMEOWNERS ASSOCIATION

Quarterly Board Meeting Minutes

March 6, 2023

The FLHA Quarterly Board Meeting was held via Zoom meeting at 7:01pm. Present: Robert Miller, Director; Lori Riis-Vestergaard, Treasurer; Michele Benson, Guest; Carol McGhee, ACC Chair; John McGhee, ACC Member; Jan Salomon, ACC Member; Brenda Lawing, Guest; Dennis Duff, Guest; Beth Lohr, Guest; Greg Jones, Guest; Ray Bulliman, Guest

Treasurer's Report

- Lori reported through Year End 2022. Income – 2023 Assessments had started to be received. Operating Expenses included regular Utilities and ice melt purchases. Capital Expenses included an asphalt sealer purchase.
- Any Interest Income was applied towards the Capital Fund. All bank accounts are balanced. The YTD Comparison to approved Budget was slightly better due to unexpected Other Income. There was a surplus of \$2,200, which was approved to roll into the Capital Fund for 2023.
- A new category was added to the Capital Fund due to the Budget being a Multi-Year Budget. The category is called "Multi-Year Actual Expense" and is an cumulative amount.
- The 2022 Tax Return was filed in January 2023 with \$14 paid due to Interest Income received.
- The Report dated February 28, 2023, showed no comparison to prior meeting because is the first one for the year. There were 2 months of expenses in the Operating Fund, including front area mulching and regular quarterly maintenance. The Report also showed all 2023 Assessments had been received. The Capital Fund now includes gate upgrades and bus shelter repair, which have been approved by membership.
- The Annual road spray funds have been prepaid so as to take advantage of the offered discount.
- The YTD interest is \$62.21. 2 new CD's have been opened using the Annual Assessment funds. One is for \$7,500 at 3.5% and the other is for \$10,000 at 4.15%. A CD maturing tomorrow will be renewed at a rate of 4.55%. The anticipated Interest Income for 2023 is approximately \$1,400.
- The accounts show balances totaling \$48,697.94 and currently both Budgets are on target.
- The Treasurer's Report was approved as read. A copy of the Report is attached.

Secretary's Report

- The December 2022 Meeting Minutes was approved and are on the FLHA HOA website.

ACC Report

- Per Carol, there is no ACC Report this quarter due to lack of new activity. There is one ongoing pending application.

Old Business

- The tree roots still need to be cut out along the locations previously reported. The date is to be determined, with a goal of this summer.
- Jan inquired about the gate status. The gate has been held open because it has been experiencing troubles with sticking.
- Bus Shelter Repairs – still needs minor repairs, primarily a new roof.
- Operations Manual Development – No change in status at this point. This topic was tabled and to be discussed at a later date.

New Business

- Annual Road Side Clean Up – It is desired to form another work party to remove scotch broom, holly and other noxious weeds, with a date to be determined in the first part of May.

Leadership Roles on the Board and ACC

- The 3 open Officer positions needing to be filled are President, Vice President and Secretary. It was suggested another email be sent encouraging members to participate. John McGhee stepped up and volunteered to take any “still open” position, if need be. The current terms are up at the Annual Meeting and votes will be taken for new positions. Greg Jones expressed interest in considering a role. Dennis Duff expressed interest in the ACC, as long as Carol remains acting as Chair. She is planning on continuing that role until a new nomination is presented. Per Carol, the Covenants do not actually state there is a ACC Chair requirement. The role originated when it was determined the Vice President did not have a lot of activity and could assist in the application process.
- Jan noted the FLHA website Contact List for the ACC Members needs to be updated. Bob Miller will work with Elaine on those revisions.

The Annual Meeting is scheduled for May 20, 2023. A location for this meeting is needed. The HOA would provide a main course (ie burgers, etc), ice and drinks, with a pot luck of side dishes being brought by volunteers.

The next Quarterly Board Meeting is June 5, 2023 at 7:00pm

This Meeting adjourned approximately 7:38pm

Minutes submitted retroactively by Lori March FLHA Secretary