

FRAGARIA LANDING HOMEOWNERS ASSOCIATION

Board Meeting Minutes

March 9, 2015

Present: Eric Miko, President; Sean Smith Vice President & ACC Chair; Carol McGhee Treasurer; Elaine Webster Secretary; Debra Walker, Elected Board Member; Bob Peterson, Elected Board Member; Leslie Harvey, Elected Board Member; Colleen Miko, Guest

Secretary's Report:

Minutes from December 1, 2014 Board meeting were reviewed and approved.

Treasurer's report:

General Fund		
Checking balance 12/02/2014		\$6421.42
Expenses		
Landscape maintenance	228.28*	
Electricity	36.73	
Legal Fees**	1260.00	
Office	66.50	
State Farm Insurance***	<u>185.98</u>	
Total expenses		<u>(1777.49)</u>
Balance 03/09/2014		\$4643.93
Road Fund		
Savings Balance 12/02/2014		\$ 11,395.17
Interest		<u>1.40</u>
Balance 12/01/14		\$11,396.57

*Landscape Maintenance fee covers 4 months, rather than the usual 3 month period

**Legal Fee Description: Attorney consultation/review of letter and documents from attorney for 8625.

***Umbrella policy was increased to \$2 million

Carol McGhee reporting that she filed the appropriate tax returns for FLHA. On behalf of the entire membership, THANK YOU for doing this!!

Treasurer's Report was accepted and approved.

ACC report:

Approvals:

- 8495 (Patton) – New Roof
- 8415 (Miko) – Tree Removal

Denials: None

Note: The ACC Project spreadsheet located at Fragarialanding.org has been updated with this new information

Old Business:

- The road going down to the water is showing large, deep cracks. It is difficult to find a company to do this small-size job. Carol provided a contact to an asphalt company. Eric will contact them and request a bid.
- An initial fact-finding effort was done to determine the cost and feasibility of contracting with an external professional Property Management Company to manage issues of compliance and collection of dues. The purpose is to get board members out of the role of “policing” members when issues come up. Two companies were identified:
 - Kalles Property Management
 - Community Management TrustBoth of these companies require review of all of our association documents before quoting a price. It was decided to table this for now and revisit later if needed. If it is ever decided to pursue this, annual dues could increase and would require approval by the FLHA membership.
- The Umbrella Policy was increased from \$1 million to \$2 million per industry standard. The change was made after approval given at 12/01/2014 board meeting.
- Per previous discussion and board approval in December, Hoyt's Hydroseeding was secured as our snow plowing company. Because there was no snow in the neighborhood this year, there was no need to utilize their services. No snow = No Expense!

- No action to date on development of a FLHA Emergency Preparedness Plan. Elaine Webster reported that she will begin the process of project design for development prior to the FLHA Annual Meeting

New Business:

- Colleen Miko attended the meeting to discuss an experience she had with the water company when they made a significant error in reading their water meter. Because there have been other instances, she reported it to the state's Utilities Exchange Commission. They said the company to date has a good reputation because there has been only one other negative report in the last 20 years! Because she is aware of other homeowners having issues with the water company, she wanted to make the membership aware that they can report things like billing errors, meter reading errors, and non-response to the Utilities Exchange Commission by visiting their website at: <http://www.utc.wa.gov/Pages/default.aspx>
It was agreed by the Board to add this link to the Fragarialanding.org website on the Links page. Thank you, Colleen, for bringing this to our attention!
- It is almost time for the Roadside Herbicide company to come through and spray the gravel borders along the road. The Board approved the anticipated expense of \$605 + tax, which is the same as last year. This will likely occur in May, and members will be notified with specifics when known.
- It is time for the Neighborhood Entry Landscape Clean-Up! Because it is everyone's entry to the neighborhood, we hope that every can help out! Many hands make light work, and it is a fun collaborative effort! It has been scheduled for Saturday, May 2, at 9:00am. Come an help out for an hour or the full two-hours. A reminder will be sent, and details will appear on our website at www.fragarialanding.org
- The Board wants to remind members to follow the burn regulations outlined in the Kitsap County rules. Only yard waste can be burned. For more information about burn regulations and alternatives, please visit: <http://www.pscleanair.org/actions/outdoorfires/>

- The annual FLHA meeting is coming up. A \$500 budget was approved.

- Date: May 16, 2015 (3rd Saturday of May)
- Time: 12:00 Noon (BBQ & Potluck)
2:00pm (Meeting)
- Where: Steve & Leslie Harvey Home (8638 Landing Ln SE)

One (1) Board position will be open. If you are interested, please notify Eric Miko or Elaine Webster. You will also have an opportunity at the annual meeting to express your interest to be involved.

The next Board meeting date/time will be determined at the annual meeting.

Minutes submitted by Elaine Webster