

FRAGARIA LANDING HOMEOWNERS ASSOCIATION

Board Meeting Minutes

March 11, 2019

Present: Jeanette Marshall, President; Carol McGhee, Vice President & ACC Chair; Michele Benson, Treasurer; Elaine Herrera, Secretary; Robert Miller, Elected Board Member; Colleen Miko, Elected Board Member; Jan Salomon, Guest; Debra Walker, Guest; Beth Lohr, Guest

Secretary's Report:

Minutes from December 3, 2018 Board meeting were reviewed and accepted.

Treasurer's report:

General Fund

Checking balance 12/03/2018 \$19,961.45*

*This is the correct balance. The 12/03/2018 minutes show an incorrect balance due to a typo.

Expenses

Electricity PSE	37.41
Landscape maintenance	171.69
Snow Plowing	<u>917.50</u>

Total expenses	<u>1,126.60</u>
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Checking Balance 03/11/2019	<u><u>\$18,834.85</u></u>
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Road Fund

Savings Balance 12/03/2018 \$ 18,769.09

Income

Bank Interest	<u>1.16</u>
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Total Income	<u>1.16</u>
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Balance 03/11/2019	<u><u>\$18,770.25</u></u>
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Treasurer's Report was reviewed and accepted.

ACC report

12/03/2018 8456 Installation of propane tank Approved

Old Business

- **Temporary Trailer/Residence** – Discussion took place regarding use of a trailer as a temporary residence relative to the FLHA covenants.
- **Road Sealing and Repair** – Carol McGhee and Elaine Herrera presented information gathered for the needed road sealing project, including a draft document of options for covering the associated costs. It was decided that the information would be presented at the next annual meeting on May 18 for discussion and a vote. An additional document will be developed outlining the reasons why this project is necessary for preservation of our road.
- **Operating a Business** – A continuing discussion took place regarding operating a business from home relative to the FLHA covenants.

New Business

- **Annual Budget** – Michele Benson and Carol McGhee reviewed a compiled list of expenses over the past several years in order to project future budget needs. One-off expenses that will not likely recur were not included in the tallies. While the assessment amount for the general fund appears to be satisfactory, the road fund assessment is lower than required which results in special assessments when significant road work is required. A proposal to increase the road fund assessment will be presented at the annual meeting on May 18 for discussion and a vote.
- **Future Snow Events** – While we were lucky to get Bill to respond in a timely manner to clear a path on our road for vehicles to use, this continues to be a point where we will continue to seek a reliable solution. A neighbor, having purchased a new tractor with snow clearing implements, has offered to be a first responder in these weather events. He will be invited to provide a brief presentation at the annual meeting on May 18, to be followed by a discussion and vote.
- **New House (beyond the gate) Updates** – No real updates to report. The owners are working closely with the County regarding beach front and natural habitat.

- **New Signs** – After a presentation by Michele Benson, it was decided that three new signs will be created and displayed. A new sign on the gate will read “For Residents of Fragaria Landing and Guests Only” (black lettering against white background; reflective). Two signs will be created for the parking lot and the beach reading:
 - No Fires
 - No Fireworks
 - No Littering

Fragaria Landing Homeowners Association

- **Weed Control** – It was approved by the Board to have the shoulders of the road sprayed for weeds, as it has been done in past years. The total cost will be \$685.60 + tax.

Elaine Herrera will work to coordinate a **Scotch Broom removal party** in April. This was done a couple of years ago and was highly successful in removing scotch broom and other noxious weeds from our neighborhood.

- **The FLHA Annual Meeting is May 18!** Per covenants, this meeting is always the third Saturday in May.
 - Location TBD. If you are willing to offer your yard/home for the event, please contact a Board member. The Board will assist in set-up and clean-up.
 - **Potluck is at 1:00pm.** Burgers, condiments, plates, tableware, tables and chairs will be provided. If you want something special off the grill, feel free to bring it. Bring a favorite dish to share!
 - **Meeting starts at 2:00pm**
 - \$300 was approved for expenses.

One Director position on the Board is coming up for election. If you are interested in taking an active part in the workings of your neighborhood, this is a great opportunity!!

The meeting was adjourned at 9:00pm.

Minutes submitted by Elaine Herrera