

# FRAGARIA LANDING HOMEOWNERS ASSOCIATION

## Board Meeting Minutes

March 12, 2018

Present: Carol McGhee, President & ACC Chair; Robert Loken, Vice President; Michele Benson, Treasurer; Elaine Herrera, Secretary; Robert Miller, Elected Board Member; Colleen Miko, Elected Board Member; Leslie Harvey, Elected Board Member; Guest; Jan Salomon, Guest

### Secretary's Report:

Minutes from December 11, 2017 Board meeting were reviewed and accepted.

### Treasurer's report:

General Fund		
Checking balance 12/11/2017		\$20,459.46
Expenses		
Landscape maintenance	171.69	
Electricity	37.75	
Office	15.09	
Maintenance*	57.64	
Legal Fees**	<u>1,236.50</u>	
Total expenses		<u>(1,518.67)</u>
Balance 03/12/2018		<u><u>\$18,940.79</u></u>
Road Fund		
Savings Balance 12/11/2017		\$ 15,664.84
Income		
Bank Interest		<u>.52</u>
Balance 12/11/2017		<u><u>\$15,665.36</u></u>

\*Items for gate repair (digital keypad and AC/DC adapter)

\*\*Legal fees for covenant advice (\$191.50 on 01/22/18 and \$1045.00 on 02/19/18)

Treasurer's Report was accepted and approved.

## ACC report

8625 – Tree and shrub removal	Incomplete 12/09/2017
8474 – Tree removal	Approved 01/22/2018
8668 – Reroof of house	Approved 03/03/2018

## Old Business

- **Entry Sign Replacement** – The entry sign boards are at the carver's (Adam Phipps, in Belfair). The carving will begin soon, then it will be time to talk about getting them mounted. The decision had previously been made to mount on steel posts to better endure the weather. Northwest Steel in Tacoma has options. It was decided to go with 8" square by 8' length posts with 3/16" steel. A pair of posts costs \$433 plus tax. To further protect against deterioration, an inquiry into post caps (additional cost) will be made.
- **Vehicle Parking in Easement** - Occasionally it is necessary for residents or guests to park along the road in the easement. Please be advised that this is a narrow road, so it is necessary to be as far off the road as possible to allow moving vehicles to pass. This is particularly important near the neighborhood entrance where the islands are located.
- **Moss Control at Entry and along the road** – It is that time of year where moss grows everywhere, even on concrete and pavement. A safe and easy way to control moss on pavement and roofs is to sprinkle baking soda on it! It is effective and safe for our feathered and furry friends. So, if you see white stuff sprinkled around the entrance and other areas, there is no need for alarm.
- **Road Easement Report** – Progress is being made, but there is little to report at this time. A representative from the attorney's office came out to study the plat maps and tour the areas in question. They continue to research the issue as time allows while remaining mindful of our tight budget.

## New Business

- **Road Spraying** – Spraying a 2' strip along the road to kill vegetation remains one of the best ways to protect our road from damage. The board approved moving forward with this again for this year. As we know details, the community will be informed. Keep in mind, you can opt out of spraying along your property if you use another option to keep vegetation cleared in the 2" strip bordering the road.
- **Ice/Snow on Entry Hill** – Discussion began on what options we might have to combat ice on the hill at the entry. Bob Loken will do some research on various de-icing option. This topic will be an agenda item at the annual meeting on May 19.
- **Gate Damage Report** – The gate was vandalized. The gate itself had no visible damage, but the swing arms were damaged to the point of being inoperable. A police report has been filed. It was approved to purchase and install a new gate mechanism (\$1000). Installation will include realigning the locking mechanism so it will lock effectively to deter future incidents. A claim will be filed with the insurance company, and the costs will be reimbursed minus the \$500 deductible.
- **The FLHA Annual Meeting is May 19!** Per covenants, this meeting is always the third Saturday in May.
  - Location is the McGhee's at 8414 Landing Ln
  - **Potluck is at 1:00pm.** Burgers, condiments, plates, and tableware 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**
  - \$500 was approved for expenses.
  - **One director's 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 8:00pm.

Minutes submitted by Elaine Herrera