

FRAGARIA LANDING HOME OWNERS ASSOCIATION

Board Meeting Minutes

March 17, 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

Guests: Bob Miller & Linda Lawing (8340 Landing Lane SE)

Previous Board Meeting revised minutes from January 20, 2014 were approved.

Treasurer's report:

General Fund

Current checking balance 01/20/14		\$7046.95
Income Assessments		90.00
Expenses:		
Landscape maintenance	114.20	
Electricity	47.64	
Total Expenses		<u>(151.54)</u>
Balance 03/17/14		\$6985.41

Road Fund

Savings Balance 01/20/14		\$8289.10
Interest		<u>.67</u>
Balance 03/17/14		\$8289.77

Accounts overdue (3):	\$18,702.05
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Note: Expenses shown are only for two months, since the last board meeting, so they are minimal.

Note: Income tax return was filed on 03.15.14 for Fragaria Landing Homeowners Association. It was filed as 1120H Corporate.

The Treasurer's Report was approved and accepted.

ACC report:

No activity; nothing to report

Old Business:

- Bob Peterson has looked into cost efficient ways to tighten up the CCRs. Based on a survey Melanie Brace conducted a couple of years ago, homeowners mostly expressed an interest in having better guidelines that can be clearly interpreted. This may be able to be done without legal involvement or expense. The focus will be on the issues that come up via the ACC process and review those sections so we don't go through the same issues repeatedly. Once specific clauses are identified, we can obtain an estimate from our attorney, if needed. Bob, Carol, and Linda will compile a list of issues to be addressed, and bring that to the June 2014 board meeting.
- Tacoma company would love to repaint our gate (for approximately \$500), but it is the responsibility of FLHOA to get it to them. Sean Smith has looked at transportation options and found that Penske has a suitable truck (approximately \$200 including fuel). The total would come in under the \$1000 budgeted amount. This topic will be brought up at the annual HOA meeting on May 17, seeking volunteers to assist with the uninstall and reinstall of the gate.

New Business:

- The annual roadside spraying is coming up. It will be \$604 + tax, which is an increase of about \$20. It was approved by the board to proceed with this. Carol McGhee will send an email out to the membership when it will occur (approximately), with a reminder to clearly mark No Spray zones where needed.

- A \$500 budget limit was approved for the annual meeting. Actual expenses will likely be closer to \$300.
- The board received a Letter of Declaration from Rock E. Caley in response to a request by Adam Koerner to clarify the intent of the CCR's, specifically regarding easement availability for viewing. The declaration is simply Mr. Caley's opinion and the validity, legality and interpretation of the statements made in the declaration have yet to be determined and that it is currently under review by the HOA legal counsel. This Declaration document is available for review by any FLHOA homeowner by contacting the ACC Chair.

Next Meeting:

The next Board meeting will take place in June 2014. Date and time to be determined.

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 12:00 Noon
- The meeting will follow starting at 2:00pm.

OPPORTUNITY: Two Director positions are coming up for election at this annual meeting. If you are interested, please notify Eric Miko and Elaine Webster by May 10th that you would like your name included on the ballot. Additional nominations can be made from the floor at the annual meeting prior to the election.

Meeting adjourned at 7:45pm

Minutes submitted by Elaine Webster