

FRAGARIA LANDING HOMEOWNERS' ASSOCIATION ANNUAL MEETING MINUTES

MAY 15, 2021

The FLHA Annual Meeting was held via Zoom. A link was forwarded to FLHA members in advance by e-mail. All relevant documents were attached i.e., the May 15, 2021 FLHA Annual Meeting Agenda, the Secretary's Report from the May 16, 2020 FLHA Annual Meeting, the FLHA Proxy Form, the April 30, 2021 Treasurer's report with a recap of the 2020 calendar year and a copy of the most recent tax return.

Board members participating in the meeting were Elaine Herrera, President (8456); Beth Lohr, Vice President (8365); Michele Benson, Secretary (8665); Lori Riis-Vestergaard, Treasurer (8325); Robert Miller, Elected Board Member (8340); Colleen Miko, Elected Board Member (8415) and Jeanette Marshall, Elected Board Member (8726).

FLHA households participating in the meeting were Salomon (8659); Harvey (8638); Walker (8533); McGhee (8414); Loken (8506); Aschmann (8364); Pontius (8529); De Valck (8538); and Brown (8525). FLHA households represented by proxy were Boyle/Verity (8755); Rosenbaum (8495) and Byng (8565).

A quorum was established.

Secretary's Report:

Minutes from the FLHA annual meeting of May 16, 2020 were reviewed and accepted.

Treasurer's Report:

An update of changes that have been made this year was presented. The changes include the implementation of the annual budget process as required by the State of Washington, approval of the proposed 2021 budget, the adjustment of the annual assessment payments to coincide with the FLHA fiscal year and tax reporting year (Jan-Dec), and the creation of some new financial reporting for increased transparency.

The budget process will occur annually. The next one will be this fall and will be submitted to the homeowners for a vote.

The Treasurer's Report was accepted as read. A copy is attached to this document.

Old Business:

- **Steps to the beach:**

At last year's annual meeting, interest was expressed in placing steps at the beach to offer safer access. Research and information gathering was performed over the next several months to determine the feasibility of this effort.

Elaine Herrera and Colleen Miko offered a final report on their findings. In summary, it was determined that the project would require a significant financial investment with no guarantee that the permitting for any kind of beach access would be approved.

Bud Pontius also reported on his findings regarding an alternative to stairs which is a kind of rock filled wire basket that is sometimes used for beach entries. He has consulted professionals who are familiar with such installations. It could be less expensive. He also reported that the permitting, if approved, would cover the distance from the parking area to the beach, facilitating improvement of the beach pathway. This structure would also require a financial investment with no guarantee of permit approval. The value of having beach access or absence thereof, could impact the property value of each homeowner. Besides being a source of recreation and enjoyment, beach rights are a feature that has been listed in the sale of Fragaria Landing homes and the reason that several homeowners purchased their homes here.

After this additional discussion, it was agreed that the Board would develop a survey to go to the membership to ascertain the interest level in pursuing this project as well as to gain information regarding the financial level of commitment members are willing to make.

An inquiry was made about whether there is a sign is posted at the beach entry that addresses safety risk. This will be discussed at the next quarterly board meeting.

New Business:

- **New gate Code:**
As of July 1, 2021 there will be a new gate code. Bob Miller will change the code.
- **Security light(s) and cameras:**
Concerns have been raised regarding the need for additional security on Landing Lane. At the last Board meeting, a committee was formed to explore this topic. \ The committee includes Jeanette Marshall (committee leader), Bud Pontius, David Aschmann, and Lars Riis-Vestergaard.

Bud Pontius reports that the purchase of security lights and installation would be approximately \$3800. Bud will provide a written report with details. Bud Pontius consulted with Lars Riis-Vestergaard, who states that a contained system with two cameras would cost approximately \$8,000-10,000.

Jeanette and David report that the battery cameras which had been previously

suggested are not powerful enough.

This topic will be revisited in the late summer or early fall due to the time constraints of the committee members.

Reminders:

- **Road spraying**-When a date is set, a notice will be sent out to the general membership.
- **Scotch Broom**-Please remove any Scotch Broom plants that are on your property. It is acceptable to cut them up and dispose debris in the regular garbage. Young ones can simply be yanked out and put in the garbage. They are a noxious weed.
- **Dogs**-Dogs must be confined or on a leash. Please pick up after them. Dogs from neighboring properties are also a problem. To report a dog related incident or file a complaint involving a domestic animal, call 911. The issue will be forwarded to Animal Control. It might be helpful to have a photo of the dog.
- **Water company alerts**-Blue Rock Water sends out email and text notifications for service outages that may occur. If you do not currently receive these notifications, you can send an email to service@bluerockmgt.com with your cell number and ask to be added to the communication distribution list.

Election of one Board Member:

- Bob Miller will continue in the position of FLHA Board Director.

Next FLHA Meetings:

- The next FLHA Annual Meeting will take place on May 21, 2022. Please mark your calendars now.
- The next FLHA Quarterly Board meeting will be June 21, 2021 at 7:00pm at the Herrera's (8456). Officers will be elected at this meeting (President, VP, Secretary, and Treasurer). If you are interested in being considered for any of these positions, please contact a current board member.

Meeting was adjourned at 8:41 pm.

Minutes submitted by Michele Benson; FLHA Secretary