

FRAGARIA LANDING HOMEOWNERS ASSOCIATION

Board Meeting Minutes

June 8, 2015

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

Secretary's Report:

Minutes from March 9, 2015 Board meeting were reviewed and approved.

Treasurer's report:

| | | |
|-----------------------------|---------------|------------------|
| General Fund | | |
| Checking balance 03/09/2015 | | \$4643.93 |
| Annual Assessments | | <u>3798.00</u> |
| Balance | | \$8441.93 |
| Expenses | | |
| Landscape maintenance | 171.21 | |
| Electricity | 110.69 | |
| Legal Fees* | 60.00 | |
| Office | 22.60 | |
| Annual Meeting | 249.51 | |
| Gate Repair | 110.78 | |
| Road Spraying | <u>656.93</u> | |
| Total expenses | | <u>(1381.72)</u> |
| Balance 06/08/2015 | | \$7060.21 |
| Road Fund | | |
| Savings Balance 03/09/2015 | | \$ 11,396.57 |
| Road Assessments | | 1,914.00 |
| Interest | | <u>.76</u> |
| Balance 06/08/2015 | | \$13,311.33 |

**Legal Fee Description: General legal advice*

Treasurer's Report was accepted and approved.

ACC report:

Approvals (approval date):

- 8565 – Blackberry/Scotch Broom Removal (06/08)
- 8565 – Tree trimming & removal (subject to stipulation) (06/08)
- 8456 – Removal of dead/dying trees (05/11)
- 8414 – Installation of retaining wall (05/11)
- 8665 – Repaint exterior of home
- 8415 – Removal of dead/dying tree

Denials:

- 8625 – Tree trimming & removal (incomplete application) (03/27)

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. The Board has been unsuccessful in finding a company that will do a small repair job since this a larger issue than that. This will be a big issue someday. It is the responsibility of the Association to maintain this road since there are four unbuilt properties beyond the Frocht's property. It is recommended that a war chest be started so we can begin to accumulate enough money for the project. Elaine will obtain the engineer's report from 2009 to solicit road repair bids so we can get a general estimate of what will be the financial cost.
- No action to date on development of a FLHA Emergency Preparedness Plan. Elaine Webster reported that she will pursue active planning and development in September 2015
- It was discussed and approved by the Board to go ahead and have the bark application done in the front entryway rather than wait for fall. Elaine will contact Joe Machcinski, Pangea Landscapes, to let him know to proceed.

New Business:

- The gate was repaired!! Big KUDOS and THANKS to John McGhee and Phil Frocht for removing the faulty part and getting it replaced and reinstalled! Your efforts are appreciated!!
- The new gate code will change July 1
- Several policies have been discussed and adopted over the years. Carol McGhee began the process to compile all of those policy decisions into an initial rough draft, thinking it would be good to review and revise it so it can be posted on the web. Elaine Webster and Leslie Harvey have offered to assist in the review process and compile a final draft for review and approval at the next board meeting. Good idea, Carol!!
- The road spraying has been done. A couple of properties did not have No Spray signs out this year, though they have in the past. The company did not want to take a chance for liability reasons, so chose not to spray. It is important that vegetative growth not occur along the road easement so the integrity of the road surface is not damaged. The properties in question will be given an opportunity to either maintain the easement themselves by June 28 or allow the company to come back and spray their areas.
- A verbal agreement on a payment plan has been reached with the Brian Gudgen Estate to collect unpaid assessments and interest of \$20,309.27. No prior interest has been forgiven. The Board is working towards a formal executed agreement by the next quarterly meeting.
- New Officers were elected by the Directors as follows:
 - President – Sean Smith
 - Vice President – Eric Miko
 - Secretary – Elaine Herrera
 - Treasurer – Carol McGhee
- The Directors voted to allow officers to vote on issues. Officers will not be able to vote for officers, however.
- A new ACC Chair needs to be identified. Volunteers are welcome!
- Elaine Herrera will call GoDaddy to set up a separate account for our FragariaLanding.org website. This will be beneficial for accounting and reimbursement of this expense.

The next Board Meeting will be September 21, 2015, 7:00pm, and the home of Carol McGhee (8414 Landing Lane SE)

Minutes submitted by Elaine Herrera

WEB FINAL