

FRAGARIA LANDING HOMEOWNERS ASSOCIATION

Quarterly Board Meeting Minutes

June 27, 2022

The FLHA quarterly board meeting was held at the Herrera residence (8456). Present: Elaine Herrera, President; Beth Lohr, Vice President; Lori Riis-Vestergaard, Treasurer; Robert Miller, elected Director; Ray Bulliman, elected Director; Graham Byng, elected Director; Carol McGhee, ACC Chair; Jan Salomon, ACC member; Gregory Jones, guest; Patricia Jones, guest. Absent: Michele Benson, Secretary.

Treasurer's Report

- Lori Riis-Vestergaard presented the treasurer's report for year-to-date May 31, 2022. Items noted include:
 - Items noted include CD renewed at .7% (an increase from .4%)
 - The Umbrella liability policy will renew in July – limits for Business and D&O are \$2Mil.
- The treasurer's report was approved as read. A copy of the report is attached.

Secretary's Report

- Elaine Herrera reviewed the minutes from the March 27, 2022 quarterly board meeting. The minutes were approved as read.

ACC Report

- Carol McGhee presented the ACC report.
 - Denied:
 - 04/13/2022 – (8543) Installation of utility shed for reasons of materials and location
 - Approved:
 - 04/19/2022 – (8494) Landscape change. Removal of trees in front of house – Approved
 - 04/25/2022 – (8332) Construction of patio cover and gazebo - Approved
 - 05/28/2022 – (8414) Landscape change in front yard. Removing area of grass and replacing with shrubs – Approved

Old Business

- **Operations Manual Development** – No change in status at this point. Robert Miller will let the Board members know where we left off and development will continue from there.
- **Gate** – The gate has continued to present operational problems. Lars Riis-Vestergaard joined via telephone to give an update to his findings. Robert Miller and Lars have been working together

to troubleshoot the issue. The current problem is a lack of power. The recommendation is to purchase a new battery. They typically have a life of two years, and the current battery is well past that. They will determine the battery needed and associated costs.

- **Easement Rights and Caley Development** – Now that the new owners are in 8455, one of the properties bordering the easement, Elaine Herrera will convene a special meeting with the board and homeowners bordering the easement to discuss the history, current status, and strategy moving forward to do all we can to mitigate increased traffic by non-members going to the new development.

New Business

- **Road Maintenance**
 - **Tree Roots** – There are several locations along the road that are showing signs of upheaval due to tree roots. Carol McGhee, Jan Salomon, Ray Bulliman, and Elaine Herrera will walk the road down to 8726 beyond the gate to identify and photograph the problem locations. A work party will be formed after that to cut the offending roots to stop any further damage.
 - **Weed Spraying** – Weeds are growing in the 2' borders along the road. Elaine Herrera will contact Senske Services to schedule a second application. The first application was guaranteed for a year, so the expectation is there will be no charge for the second application.
 - **Road Assessment** – Discussion has begun on what planning needs to be done to prepare for future major road repair/restoration. There were differing opinions on timing and unknowns. It was decided to wait to contact a company in about a year to see if the economy and markets will settle down which may impact information obtained.
- **Bus Shelter Repairs**
 - The bus shelter needs minor repairs, primarily a new roof. Because this is a small project, it is anticipated this can be done at minimal to no cost if donated materials can be found and volunteers do the work. Graham Byng will do an assessment of what is needed. It has been confirmed that the bus shelter is used, FLHA Survey 2022 results indicated a higher level of interest to complete this project.

- **Emergency Preparedness – Individual and Community**
 - Effort in this area is tabled until a future date.

- **Social Group Kickoff**
 - Several members in the community expressed an interest in forming or participating in a social group of some sort. Elaine Herrera will send an email to those who said they would be willing to form or lead a group and invite them to do that. The Board will offer assistance, as needed, to get it started.

- **Electronic Records**
 - Elaine Herrera suggested we begin looking into how to convert association files from paper to electronic. This is beneficial for several reasons such as loss prevention due to fire and improved information accessibility. Lori Riis-Vestergaard will work with Elaine to develop an organization framework for existing documents.

- **Election of Officers**
 - Officers for the 2022-23 year were voted on by the Directors. The Officers are as follows:
 - President – Elaine Herrera
 - Vice President – Carol McGhee
 - Treasurer – Lori Riis-Vestergaard
 - Secretary – Michele Benson

 - Current Directors on the Board are:
 - Robert Miller
 - Ray Bulliman
 - Graham Byng

 - There was discussion to research the governing documents to clarify:
 - When/if a board member can hold more than one position.
 - Process for the Board to officially appoint members to the ACC.

The next quarterly board meeting will be September 12, 2022 at 7:00pm and the Herrera's (8456).

The meeting was adjourned at 8:45pm