

# FRAGARIA LANDING HOME OWNERS ASSOCIATION

## Board Meeting Minutes

September 10, 2013

Present: Eric Miko President, Sean Smith Vice President, Carol McGhee Treasurer, Debra Walker Elected Board Member, Bob Peterson Elected Board Member, Leslie Harvey Elected Board Member, Elaine Webster Secretary

Board Members Absent: None

Previous Board Meeting revised minutes from June 10, 2013 were approved.

### Treasurer's report:

#### General Fund

Current checking balance 06/10/13	\$8410.84
Income Assessments	1584.00
Expenses:	
Landscape maintenance	299.55
Office Expenses	42.23
Electricity	33.32
Liability Insurance	683.00
Legal Fees	900.00
Officers' Stipends	480.00
Total Expenses	<u>(2438.10)</u>
Balance 09/09/13	\$7556.74

#### Road Fund

Savings Balance	\$7497.72
Income Assessments	792.00
Interest	<u>.64</u>
Balance 09/09/13	\$8287.36

Accounts overdue: \$18,732.05

NOTE: This is the biggest expense quarter of the year.

The Treasurer's Report was approved and accepted.

## **ACC report:**

### Approvals 09/09/13

- 8659 Landing Ln (Smith) Replacing roof – concrete tiles 6/10/13
- 8340 Landing Ln (Pulyeart) Painting exterior of house 7/25/13
- 8313 Landing Ln (Sinatra) Revision of prior landscape plan - Fence in back of property and replacing grass in front yard 8/19/13

### Continuing Discussion

- 8325 Landing Lane (Downs) – Did not get approval for blacktopping entry drives & get approval for 2<sup>nd</sup> entry to property. Sean Smith will request current architectural drawings from Downs so HOA records are current.
- 8474 Landing Lane (Travis) – A submission for a new roof had been previously denied with recommendation to upgrade to a better quality composition material. Roof is being added with no final approvals in place. Eric and Linda will stop by on 09.10.13 to determine type of roof being put on by the contractor.

## **Old Business:**

- No action has been taken regarding the proposed expansion of the number of board of director positions by two. Currently there are 4 officer and 3 directors. It was discussed and approved to put this decision to a vote by the HOA members via ballot. If approved, will require updates to the by-laws and filing the change with the state.
- It was proposed to create a task force to update the CC&R's to make them more specific and clear as to consequences or penalties. Eric, Sean and Bob will work with a paralegal to obtain samples of other relevant CC&R's to develop proposed revisions to ours. They will have something for the board to review by the December board meeting. Once approved by the board, it will be submitted to the HOA membership for a vote.
- One bid for painting the gate was \$1300. Another bid came in at \$500 from a Tacoma company, but requires delivery of the gate to the company. Sean will ask company to provide a revised bid that includes pick-up and delivery/installation of the gate. If the bid comes in  $\leq$  \$1000, the Board approved moving forward with the work.

**New Business:**

- No new business

**Next Meeting:**

The next Board meeting is scheduled for January 20, 2014 at 7:00pm.  
The meeting will be held at Eric Miko's home.

Meeting adjourned at 8:15pm

Minutes submitted by Elaine Webster

FINAL