

**FRAGARIA LANDING HOMEOWNERS' ASSOCIATION**  
**Quarterly Board Meeting Minutes**  
**September 13, 2021**

The FLHA Quarterly Board Meeting was held via ZOOM. Increased safety measures have been implemented due to COVID 19.

Present: Elaine Herrera, President; Beth Lohr, Vice President; Michele Benson, Secretary; Lori Riis-Vestergaard, Treasurer; Robert Miller, Elected Board Member; Colleen Miko, Elected Board Member; and Jan Salomon, ACC Member.

**Treasurer's Report:**

- Lori reported that no unusual expenses. All assessments have been paid.
- The Treasurer's Report was accepted as read. (Copy attached).

**Secretary's Report:**

- The minutes from the June 21, 2021, FLHA Quarterly Board meeting were reviewed and accepted.

**ACC Report:**

- The ACC report was submitted by Carol McGhee and presented by Elaine Herrera.

- **ACC Report Sept. 13, 2021:**

- **Approved:**

- 08/18/2021    8698 Landing Lane    Construction of 3225 sq ft single family house and landscape plan.
- New ACC member: Chris Bossard is replacing Kris Clark.

**Old Business:**

- **Status of the Lighting and Signage for the Front Entrance:**

- Jeanette reports that there have been no updates.
- Jeanette posed the idea of using her cameras at the front entrance which would be less costly than other options.
- Colleen recalled a security presentation that a representative from the Sheriff's office had done for the neighborhood a few years ago. She suggested that this be repeated as people found that it was quite helpful.
- Bob stated concerns that it is possible that videos from cameras might not be allowed as evidence in court proceedings. This would make security cameras ineffective.
- Elaine suggested that these ideas could be addressed by the committee that had been organized earlier in the year.
- Jeanette will schedule a meeting of the committee. They will review ideas and make a list of associated pros, cons, and costs. She will report at the Board Retreat.

• **Beach Steps Re-Cap:**

- Colleen reached out to the Department of Community Development (DCD). She spoke with a Senior Planner via Live Chat and attempted to get an answer about whether the stream buffer would (or would not) be met, given where the proposed stairs to the beach is located. She was hopeful that a definitive answer would help with the decision by the FLHA Board to proceed with the stairs project or not.
- The outcome of the conversation was that the County cannot definitively answer any questions regarding the stairs without receiving the reports from the required inspections.
- It has been decided that several pertinent questions will be asked in the Neighborhood Survey which would lend direction to the FLHA Board about how to proceed.
- Jeanette knows someone in Olalla whose neighbors recently installed steps to the beach. Jeanette will attempt to contact them for details.

**New Business:**

• **Executive Retreat Planning & Assignments**

- Elaine put together some topics that should be researched prior to the Board Retreat.
- **Board Member Operations Manual Development**
  - **Annual FLHA Schedule & Task Oversight**
  - **Federal/State/Local Rules & Regulations**
  - **Information Resources – Internal & External**
  - **Succession Planning & Board Member Recruitment**
  - **Neighborhood Survey - Development and Planning**
  - **Annual Budget Development**
  - Colleen suggested that it would be helpful to have job descriptions to help distribute responsibilities. It would also help potential Board Members know what to expect. Each member should bring their own job description to the Retreat.

**Next Scheduled Meeting:**

**FLHA Quarterly Board Meeting:**

- December 6, 2021
- 7 pm
- Herrera residence (8456)

**Meeting was adjourned at 8:09 pm.**

Minutes submitted by Michele Benson; FLHA Secretary

