

FRAGARIA LANDING HOME OWNERS ASSOCIATION

Board Meeting Minutes

September 15, 2014

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

Previous Board Meeting minutes from June 23, 2014 were approved.

Treasurer's report:

General Fund		
Checking balance 06/23/14		\$9368.83
Income Assessments		1188.00
Expenses		
Landscape maintenance	171.21	
Electricity	97.92	
Officer Stipends	528.00	
Legal Fees	1540.00	
Insurance	684.00	
Office – Box rent, misc	164.00	
Maintenance--Gate painting	804.55	
Total expenses		<u>(3305.68)</u>
Balance 09/15/14		\$7251.15
Road Fund		
Savings Balance 06/23/14		\$ 10,762.85
Interest		1.37
Road Assessments		<u>630.00</u>
Balance 09/15/14		\$11,394.22

This was an expensive quarter due to legal fees and the gate painting. It was noted that we got a great deal on the gate painting. Special thanks to all of those who helped to load, transport, and unload/re-hang the gate!

Treasurer's Report was accepted and approved.

ACC report:

ACC Approvals 9/15/14

8659 Landing Lane (Smith) – RV Pad in rear yard – Approved 08/24/14

8495 Landing Lane (Patton) – Install shed in rear of prop – Appvd 08/26/14

- **The ACC Committee has new members!!** The Chair of the ACC Committee will be a non-voting member and will be assumed by a member of the FLHOA Board.
 - The new ACC Committee is:
 - Sean Smith, Chair (non-voting member)
 - Jerry Schneider
 - John McGhee
 - Colleen Smith
 - Linda Frocht
 - Norma Brown (NEW member! Thank you for volunteering!!)

Old Business:

- There is continuing discussion to look into the cost and feasibility of contracting with a Property Management Company to manage issues of compliance and collection of dues. The purpose is to get board members out of the role of “policing” members when issues come up.

New Business:

- Discussion on creating a more robust budget item for ongoing legal fees.
- Carol McGhee will look into the cost of adding an umbrella policy to the current business insurance policy.
- To provide transparency to full membership, Elaine Webster will develop a spreadsheet that lists proposed ACC projects, status, and any associated legal fees. Look for this with the next Board Meeting minutes as well as being posted on the web site.
- Elaine Webster will work with Sean Smith to access, maintain and update the FLHOA website. The intent is to provide more information and make it a more robust resource for members.
 - By-Laws will be added
 - Committees will be updated to show current members

- Important dates will be posted
- And more!!!
- The road going down to the water is showing large, deep cracks. Eric will look into getting some “crack seal”. The Board approved a maximum of \$4000 on this.
- **Reminder to Membership** – Scotch Broom is a county-recognized noxious weed. Please look over your property and **remove/destroy any Scotch Broom that is taking root**. Here is a link to a Kitsap County publication that shows a list of noxious weeds and how to control them as required by law.
 - <http://ext100.wsu.edu/kitsap/wp-content/uploads/sites/21/2014/01/kitsap-weed-list-2013-short1.pdf>
 - Also attaching a .pdf of this document that can be printed for future reference.

Next Meeting:

The next Board meeting will take place on Monday, December 1, at the home of Elaine Webster (8456 Landing Lane SE)

Minutes submitted by Elaine Webster