

FRAGARIA LANDING HOMEOWNERS ASSOCIATION

Board Meeting Minutes

September 16, 2019

Present: Elaine Herrera, President; Beth Lohr, Vice President; Michele Benson, Secretary; Carol McGhee, Treasurer & ACC Chair; Robert Miller, Elected Board Member; Colleen Miko, Elected Board Member; Jeanette Marshall, Elected Board Member; Jan Salomon, Guest; Chris Bossard, Guest; Shonda Bossard. Guest

Secretary's Report:

Minutes from the June 10, 2019 Board meeting were reviewed and accepted.

Treasurer's Report:

FLHA Quarterly Treasurer's Report Sept. 16, 2019

General Fund

Checking balance 06/10/19	\$23,692.16
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Income	
Annual assessments	1848.00

Expenses		
Landscape maintenance	171.69	
Electricity	23.08	
Office	409.79	
P.O. Box rent	176.00	
Liability insurance	1200.00	
Road weed spraying	747.30	
Officer stipends	<u>616.00</u>	
Total expenses		(3343.86)

Account balance correction 6/03/19	<u>(.60)</u>
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Balance 09/16/19	\$22,195.70
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Road Fund

Savings Balance	06/10/19	\$21,217.93
Income		
Annual Road Assessments	792.00	
Bank interest	<u>2.15</u>	
Total income		<u>794.15</u>
Balance	09/16/19	\$22,012.08

Treasurer's report was reviewed and accepted.

ACC Report :

07/27/19	8456 Landing Ln	Remove 2 damaged trees & cleanup 3 more for safety of garage & reduce debris on roof	Approved
08/28/19	8654 Landing Ln.	Erect black chain link fence in backyard	Approved
09/03/19	8520 Landing Ln.	Color change of house trim; erect flagpole	Approved

Old Business:

Status of graveling the road (bids, timing):

- It was determined that the shoulders of the entire road should be graveled as a preventative measure.
- Carol presented a proposal from Agate Asphalt in the amount of \$10,147.90 Agate Asphalt is a "road" company and doing road shoulders is their specialty.
 - One condition is that the road be "cleaned" first or there will be an extra charge for Agate to do it.
 - A 3 foot section on each side of the asphalt should be done. Cleaning should be done no more than one week before.
 - Possibilities for cleaning are:
 - Carol will contact Joe of Pangea Landscapes, who maintains the entrance to Landing Lane, to see if he could do some extra blowing of the leaves etc. He may charge a little bit extra in addition to his normal fee.
 - A work party can be organized.
 - Chris volunteered to do the sweeping or at the very least work with the work party.
- One company (Wentworth) came out but has not submitted a bid yet. They will submit a price per truck but NOT an overall estimate. Brushing/sweeping /vibrate plate would be extra.

- Chris suggested that we get a bid from RV and Associates, a Port Orchard company that does graveling.
- Carol has contacted four other companies but none have responded to her calls.
- If Agate does the work, it can most likely be scheduled to be done in 9 months.
- There is concern that we need to get onto the schedule as soon as possible.
- Carol will try to get this wrapped up next week. The preference is to get 3 bids.
- A decision on who does the gravel and when to do it will be decided at the December 2019 FLHA board meeting.

Road sealing project (timing, communication, special assessment):

- The special assessment is underway.
- Carol has met with people from three companies so far. Three bids have been submitted. The highest bid of \$33,000 is from the same company that did the beach road. That company does the most thorough sealing procedures such as squeegee and wet sealing (processes that give a better seal) which other companies do not do.
- The sealing of the road should be postponed until after the major construction on the house below the gate is done. This means that the sealing will not be done until fall 2020.
- Concern was expressed about whether or not the sealing should wait until construction on other vacant properties are done. Since no concrete plans have been submitted for any other construction projects, it was determined to move forward with only the existing project below the gate being considered. New builders will have to plan around the sealing of the road.
- A decision on who does the sealing and when to do it will be decided at the December 2019 FLHA board meeting.

New Business:

- **Next Quarterly Board Meeting**-Scheduled for December 9th (Monday) at 7:00pm at the home of the McGhee's (8414 Landing Lane SE)

The meeting was adjourned at 7:45pm

Minutes submitted by Michele Benson; FLHA Secretary