

FRAGARIA LANDING HOMEOWNERS ASSOCIATION

Board Meeting Minutes

September 18, 2017

Present: Carol McGhee, President & ACC Chair; Robert Loken, Vice President; Michele Benson, Treasurer; Elaine Herrera, Secretary; Robert Miller, Elected Board Member; Colleen Miko, Elected Board Member; Leslie Harvey, Elected Board Member; Debra Walker, Guest; Herbert DeValck, Guest, Diane DeValck, Guest; Jan Salomon, Guest

Secretary's Report:

Minutes from June 12, 2017 Board meeting were reviewed and accepted.

Treasurer's report:

General Fund		
Checking balance 06/12/2017		\$24,277.54
Income –		
Annual Assessments	1,386.00	
Misc (Voided check)*	<u>200.00</u>	
Total Income		1,586.00
Expenses		
Landscape maintenance	114.14	
Electricity	23.18	
Insect Control	677.83	
Liability Insurance**	1,195.00	
Gravel	545.12	
Officers' Stipend	616.00	
Office***	<u>221.67</u>	
Total expenses		<u>(3,392.94)</u>
Balance 08/31/2017		<u><u>\$22,470.60</u></u>

Road Fund		
Savings Balance 06/12/2017		\$ 25,461.35
Income		
Annual Road Assessments	330.00	
Bank Interest	<u>.39</u>	
Total Income		330.39
Expenses		
Superior Asphalt	10,818.25	
Associated Fees (check fee)	<u>15.00</u>	
Total Expenses		<u>(10,838.25)</u>
Balance 08/31/2017		<u>\$14,958.49</u>

*Voided check is a returned check from Jeremy Downs for snow plowing work

**Liability insurance is an annual charge

***Office expense includes the annual charge of \$160 for the post office box

Treasurer's Report was accepted and approved.

ACC report:

8796 – Construction of cedar fence	Approved 07/12/2017
8332 – Construction of gas fire pit surrounded by stone patio; stone path	Approved 07/10/2017
8332 – Removal of trees in setback	Approved 07/10/2017
8365 – Re-roofing with composite shingles	Denied 08/16/2017
Reconsideration was requested; Board upheld ACC decision	
8365 – Re-roofing with approved composite shingles	Approved 08/28/2017
8665 – Add'l brick face on new garage	Approved 08/30/2017
8340 – Landscape change for horseshoe pit	Approved 09/04/2017

Additional ACC report items:

- Cheri Carr joined the ACC (replacing Gerald Schneider)
- Bud Pontius joined the ACC (replacing Colleen Smith)
- Carol McGhee reorganized the ACC files

Old Business

- **Entry Sign Replacement** – Multiple comments were received regarding the proposed entry sign replacement with an aluminum metal sign. Many expressed a strong interest in finding a replacement option that is similar to the current wood sign. Herbert and Diane DeValck, working with others in the neighborhood, researched and presented a viable option for a new wood sign. Following discussion with the Board, Option 2 (includes finishing) was selected.

Option 2 includes the following:

- 2 Cedar 2nd Growth Boards (16'x20"x4") (Cedar Saw Mill)
- Wood carver picks up, hauls, and stores boards to season before carving (Tree Folk/Wood Carver)
- Digital CnC machine to replicate old sign lettering
- Finish work, sanding and top coat (not included in Option 1)
- Return completed boards to Fragaria Landing location
- 2 Steel 8-ft tubing posts (*Board recommended the 4x4 cost be updated to use 6x6 or 8x8 posts*)
- 8 bags of concrete and 2 packs of gravel
- Auger rental (*the Board recommended add'l research to rent a better auger than the one identified*)
- Galvanized hardware

Option 2 as originally presented, came in with a \$3000 price tag. With the recommended changes (*in italics*), the cost will come in a little higher, perhaps closer to \$3500. The Board voted to rescind the previous metal sign option and pursue Option 2 with the recommended changes.

This project will come in well under the previously approved budget of \$5500 (which was approved at the annual meeting for the metal sign bid of \$5350). The best part is the replacement sign will have the same look and feel of our existing wood sign!

Special thanks to those neighbors who came together to find a solution to the widely expressed desire to have a wood sign replacement! Thank you Herbert DeValck, Diane DeValck, Norma Brown, Melanie Brace, Barbara Hancock, and Beth Lohr. Your involvement made a big difference!

- **Gravel for Beach Parking Area** – Gravel has been added.
- **Lower Road Sealing** – The lower road has been sealed
- **Snow Plow Attachment** – The item was sold and \$300 received

New Business

- **Boyle Properties Consolidation** – Three properties owned by James Boyle and Diane Verity (Lots 18, 20, 21) have been consolidated into one property as of June 13, 2017. They plan to build one house on the consolidated property. (Kitsap County approved). They paid the 2017 assessment for all three properties. The Board approved prorating the assessment for two of the properties and submitting a refund.
- **Gate keypad post replacement** – The keypad post was replaced. The Board approved reimbursing the McGhee's for the cost of the post, \$11.69
- **Utilities and Sani-hut on easement** – The large truck and sani-hut that were parked in our neighborhood were asked to move since they were not performing work in our neighborhood.
 - The Board approved spending up to \$2000 to have our attorney research ramifications of a development on adjoining properties and whether they can be legally accessed via Landing Lane.

The meeting was adjourned at 8:20pm.

Next Board Meeting

The next Board Meeting will take place on Monday, December 11, at the home of Elaine Herrera (8456 Landing Lane)

Minutes submitted by Elaine Herrera