

FRAGARIA LANDING HOMEOWNERS ASSOCIATION

Board Meeting Minutes

September 21, 2015

Present: Sean Smith, President & ACC Chair; Eric Miko, Vice President; Carol McGhee Treasurer; Elaine Herrera, Secretary; Debra Walker, Elected Board Member; Robert Miller, Elected Board Member

Absent: Leslie Harvey, Elected Board Member

Guests: Bruce & Lisa Martin (8585), Brian & Clarissa Patton (8495), Mike & Beth Lohr (8365), Diana DeValck (8538), Kathy Walter (8520), Bob & Jeanne Peterson (8665), Jeff Hancock (8543), Linda Helmer (8565), Kathy Kopta & Bill Stewart (8332), Jude DeFatta & Logan Jaeren (8423), Tom Herrera (8456)

Open Discussion

Neighborhood Security Issues

Due to a couple of recent events in September, money stolen out of a car and a prowler (different residences), the community is on high alert. Many emails have been circulating from many resident participants presenting ideas on how to enhance neighborhood and individual safety. Ideas presented in emails included and entrance gate, eco blocks, street lights, security cameras, and neighborhood watch.

The discussion around the topic was robust, informative, and respectful. The following Committees were identified to research options, pricing, installation requirements, easement issues, etc., and will ultimately provide a recommendation to the Board. Committee formation is dependent on volunteer response. If you are interested in participating on a committee, please notify Elaine Herrera with your name and the committee(s) you want to volunteer for.

Committees identified for Higher Priority lower-cost security options:

1. Chains and eco blocks (for side entrances)
2. Camera Surveillance

3. Creating a network for texting alerts among neighbors & homeowner security information meeting with Kitsap County law enforcement

Committee identified for a Lower Priority high-cost security option:

4. Front Entrance Gate

Note: In 2007, an estimate of \$24,000 was obtained for a front entrance gate plus additional costs for landscaping, new signage, fencing, electrical, paving, etc. which brought the total to approximately \$37,000. This also included putting in removable in-ground steel poles in the side entrances to block vehicle traffic.

A comment was made that money assessed to each property for a front entrance gate (\$1,000-\$2000) would provide a lot of security enhancements for each individual home and property.

The Board will develop a map of the neighborhood identifying the access points for discussion on the best option(s) to utilize at the access points. It was also suggested that a phased-in plan could be developed.

Speed Bumps

Concerns were presented regarding drivers exceeding the speed limit. It was also observed and noted, that it is primarily residents, not guests, doing the speeding. Reminder to Residents:

THE SPEED LIMIT IS 15 MPH THROUGHOUT THE NEIGHBORHOOD

Jeremy Downs offered that he has more information on various types of speed bumps as well as other Traffic Calming options. It is also possible that there could be some coordination with the contractor who will be doing some repairs on the lower road.

Fragaria Landing Water (Illiad)

Frustration with the water company was described including the following: poor customer service, poor service and repair response, and erratic water pressure issues. It is important to convey these complaints to oversight organizations that can put pressure on the company to do better.

A link is provided on our website at <http://www.fragarialanding.org/links.html>

FLHA is not the only neighborhood to use this water company. There may be opportunity to coordinate with the other two neighborhoods to apply even more pressure for better response and service.

It is recommended to check the water pressure at your residence to ensure that the pressure is not too high. Excessively high water pressure will damage plumbing fixtures and valves as well as potentially cause a burst pipe. So far there has been only one recent incident of a burst pipe resulting from the excessive pressure and the water meter did not have the required pressure regulator installed. If you find the pressure is above the 60 psi recommended maximum, there are several steps that can be taken to reduce the pressure inside the home. First, the water meter is supposed to have a pressure regulator built in to reduce the pressure to an acceptable level. This would be an Illiad issue to resolve. You can also have a plumber install a pressure regulator at the water line entrance to your home. The Board is recommending contacting a licensed plumber if you have any specific questions or concerns.

Update Additional information discovered since the meeting when a board member logged a complaint against the utility with the UTC (Utilities & Transportation Commission):

1. The utility is allowed 2 business days to return your call before the UTC will take any action with the utility.
2. Excessively high water pressure should be reported to the Dept. of Health <http://www.doh.wa.gov/LicensesPermitsandCertificates/FileComplaintAboutProviderorFacility/ComplaintForms> This will be added as a link to the FLHA website.

ACC Committee

New members and a new ACC Chair is needed for the ACC Committee. Bruce Martin volunteered to be a member. We are still seeking a new ACC Chair, a non-voting member who has the primary responsibility of coordinating the review and approval process of submitted applications.

***BREAK – GUESTS PROVIDED OPTION TO STAY OR LEAVE* * *

New Business

ACC approval process feedback was given by Linda Helmer and Bob & Jeanne Peterson. As a result of their frustration and experiences, an effort is underway by a committee made up of ACC and Board members to document business processes for clarity. Suggestions were offered for improvement. These documents will begin to become available soon to all members for reference and information.

Secretary's Report:

Minutes from September 1, 2015 Board meeting were reviewed and accepted.

Treasurer's report:

General Fund		
Checking balance 06/08/2015		\$7060.21
Annual Assessments		2508.00
Interest on Assessments		<u>4300.00</u>
Total Assets		\$13,868.21
Expenses		
Landscape maintenance	714.71	
Electricity	46.27	
Office	9.00	
Officers' Stipends	528.00	
Website Maintenance	217.19	
Liability Insurance	1095.00	
Post Office Box Rent	<u>156.00</u>	
Total expenses		<u>(2,766.17)</u>
Balance 09/21/2015		\$11,102.04
Road Fund		
Savings Balance 06/08/2015		\$ 13,311.33
Road Assessments		1,254.00
Interest		<u>5,700.00</u>
Balance 09/21/2015		\$20,265.78

Treasurer's Report was accepted and approved.

ACC report:

Approvals (approval date):

- 8665 – Tree trimming and removal (08/31)
- 8659 – Trimming of maple trees (05/11)
- 8495 – Installation of retaining wall (06/21)

Denials:

- 8565 – Tree trimming & removal (with recommendation for resubmittal) (09/10)

Note: The ACC Project spreadsheet located at www.Fragarialanding.org has been updated.

Old Business

- Carol and Elaine compiled a list of policies that have been adopted over the years. That document is awaiting review and approval by other Board members before posting to the web.

Next Board Meeting

The next Board Meeting will be December 7, 2015 at 7:00pm. Location TBD

The meeting was adjourned at 8:50pm.

Minutes submitted by Elaine Herrera