

FRAGARIA LANDING HOMEOWNERS ASSOCIATION

Board Meeting Minutes

December 1, 2014

Present: Sean Smith Vice President & ACC Chair; Carol McGhee Treasurer; Elaine Webster Secretary; Melanie Brace, Guest; Brian Patton, Guest

Absent: Eric Miko, President; Debra Walker, Elected Board Member; Bob Peterson, Elected Board Member; Leslie Harvey, Elected Board Member

Corrected Board Meeting minutes from September 15, 2014 were approved. The change was a correction to the title of Linda Frocht to only show ACC Chair (removing "and Elected Board Member").

Treasurer's report:

General Fund		
Checking balance 09/15/14		\$7251.15
Expenses		
Landscape maintenance	114.14	
Electricity	35.59	
Legal Fees*	680.00	
Total expenses		<u>(829.73)</u>
Balance 12/01/14		\$6421.42
Road Fund		
Savings Balance 09/15/14		\$ 11,394.22
Interest		.95
Road Assessments		<u>630.00</u>
Balance 12/01/14		\$11,395.17

**Legal Fee Description: Attorney consultation/review of letter and documents from attorney for 8625.*

Treasurer's Report was accepted and approved.

ACC report:

The new ACC Project spreadsheet was approved for format and posting to the FLHOA website. The first spreadsheet edition lists project proposals back to the beginning of 2010. As new project proposals are submitted, the spreadsheet will be updated and posted.

ACC Pending Approvals:

- 8495 (Patton) Re-roof request. Decision pending ACC review of product materials

There had been an issue of a “rogue mailbox” that had appeared on the Patton property. Since Brian Patton attended the meeting, there was discussion about who the mailbox belonged to, mailbox placement, and that it had been observed that the mailbox had been removed after only a few days. For now, this is a non-issue.

Old Business:

- An initial fact-finding effort was done to determine the cost and feasibility of contracting with an external professional 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. Two companies were identified:
 - Kalles Property Management
 - Community Management TrustBoth of these companies require review of all of our association documents before quoting a price. This topic has been tabled until the next Board meeting to discuss decision-making process, impacts, and next steps.
- Updates were provided regarding completion and distribution of a document-request packet for 8625 (Koerner) on 11.26.2014.
- Costs were presented for options to increase the FLHA Umbrella policy (liability insurance). FLHA’s current policy is for \$1M. Industry standard now recommends a policy for at least \$2M. Upgrading our policy to \$2M increases our insurance costs by \$300/year. This increase was approved by board members present. Note: Carol did a follow-up email with the rest of the board members after the meeting and received their approval to incur the increased cost and upgrade the policy.

- The road going down to the water is showing large, deep cracks. Eric will look into getting some “crack seal”. The Board had previously approved a maximum of \$4000 on this. Since Eric was not at this Board meeting, this issue has been tabled until the next Board meeting.

New Business:

- Snow Removal was identified as an issue for our neighborhood. The Association is responsible for snow removal on Landing Lane for residents and emergency vehicles. Carol agreed to look into options/costs and service provided details.
 - 12.12.2014 UPDATE: Three companies were contacted by Carol McGhee. Only one responded, and said they could not take on more customers, but referred Carol to Hoyt's Hydroseeding. The pricing is \$100 to show and \$125 per hour for plowing. Ice melt could be spread on the entry hill for the same hourly charge and \$15 per bag. It could take two hours to do the plowing. Mr. Hoyt said we could expect the work to be done within 12 hours, but he doesn't guarantee that. The timeline is based on his customer load and past experience. Hoyt is licensed, bonded, and insured. Through email discussion, the FLHA Board members approved using Hoyt's Hydroseeding as our snow plowing company.
- Elaine Webster requested Board approval to work with interested FLHA members to develop a FLHA Emergency Preparedness Plan using guidelines and resources available through Kitsap County and State of Washington. Approval was granted, and Elaine will proceed with project design for development in 2015.

Next Meeting:

The next Board meeting will take place on Monday, March 9, at 7:00pm.
Location TBD.

Minutes submitted by Elaine Webster