

# FRAGARIA LANDING HOMEOWNERS ASSOCIATION

## Board Meeting Minutes

December 7, 2015

Present: Sean Smith, President; Eric Miko, Vice President; Carol McGhee Treasurer & ACC Chair; Elaine Herrera, Secretary; Debra Walker, Elected Board Member; Robert Miller, Elected Board Member, Leslie Harvey, Elected Board Member; Brian Patton (8495), Guest

### Secretary's Report:

Minutes from September 21, 2015 Board meeting were reviewed and accepted.

### Treasurer's report:

General Fund		
Checking balance 06/21/2015		\$11,102.04
Expenses		
Landscape maintenance	171.21	
Electricity	35.73	
Office	53.40	
Total expenses		<u>(260.34)</u>
Balance 12/07/2015		\$10,841.70
Road Fund		
Savings Balance 09/21/2015		\$ 20,265.78
Interest		<u>.45</u>
Road Fund Total Assets		\$20,266.23
Expense – Road Repair		(7,543.67)
Balance 12/07/2015		\$12,722.56

Treasurer's Report was accepted and approved.

## ACC report:

Application Approvals (approval date):

- 8565 – Tree trimming & removal

*Note: The ACC Project spreadsheet located at [www.Fragarialanding.org](http://www.Fragarialanding.org) has been updated.*

Carol McGhee has assumed the responsibilities of the ACC Chair (non-voting). There are five voting members. There are a couple of members on the waiting list should a current member choose to resign their position.

The new ACC Committee Communication & Review Process flowchart was reviewed for accuracy and effectiveness. Carol McGhee reported that it is working well as a guide for the review and approval process of applications. The Board agreed that it can go ahead and be posted to the website on the ACC page.

Elaine reported that there are four other flowcharts in development and should be completed in 1Q2016. The additional flowcharts are:

- Cutting, Trimming, and Pruning Tree on OWN PROPERTY (No NVB)
- Cutting, Trimming, and Pruning Tree on OWN PROPERTY (including NVB)
- Cutting, Trimming, and Pruning Tree on OTHER PROPERTY (Related to View Maintenance) (No NVB)
- Cutting, Trimming, and Pruning Tree on OTHER PROPERTY (Related to View Maintenance) (Including NVB)

## Old Business

- Carol and Elaine compiled a list of policies that have been adopted over the years. It was suggested that the following disclaimer be added to the document before it is posted to the website

*The following list is a compilation of policies that have been adopted by FLHA since 1990. This is a general summary for reference and does NOT replace the CC&Rs or the By-laws and may be incomplete.*

*The list is designed to help residents understand the history of the community's policies as it relates to the application of the CC&R's and By-laws.*

- The road below the gate has been repaired! Special thanks to the Phil Frocht and John McGhee for managing this effort. This repair was a fraction of the cost we were anticipating and saved FLHA a significant amount of money!
- Elaine reported that her efforts to create a binder of Plat maps for our neighborhood was more difficult than anticipated. The primary reason is that these maps are obtained via parcel# rather than address. After some discussion, it was decided that the preferred approach is to have the applicant provide a current plat map for the impacted parcel as part of their application packet. Elaine will make a note of this requirement on the flowcharts in development.
- Sean Smith obtained copies from a title company of all easements that provide access to the Fragaria Landing neighborhood.
  - The options are limited for reducing traffic on the easement between Brian Patton and Marci McLeod. Jeremy Downs and Brian Patton will work together to review this situation and determine if anything can be done.
  - There are more possibilities for dealing with the easement to McBreen. It was agreed that once further review and options identified, an outreach effort should be made to impacted neighbors to get their opinions before implementation is considered.

## **New Business**

- Robert Miller will investigate snow removal company options for this year. Carol will send Robert the agreement from last year so a similar agreement can be made.
- Elaine suggested that an informational program could be offered at the next annual meeting in May. Two suggestions are a Home Security Improvement and Emergency Preparedness. Both were approved as topics for development.
- Neighborhood Pride
  - Please remove and store garbage and recycle bins within 1-2 days of pick-up

- Maintain the roadside by blowing off leaves and removing litter or debris. This helps maintain the integrity of the road edge, but offers and clean and tidy appearance.
- Illiad Water Company continues to be a source of frustration due to poor customer service, poor service and repair response, and erratic water pressure issues. It is important to convey these complaints to 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>
    - If anyone is interested in being a part of a group to generate a group letter to Illiad and work with our representative at the UTC to have Illiad get a generator for outage situations and other concerns, notify a member of the Board to express your interest.

The meeting was adjourned at 7:50pm.

### **Next Board Meeting**

The next Board Meeting will be March 7, 2016 at 7:00pm at the home of Elaine Herrera, 8456 Landing Lane SE. Any member is welcome to attend.

Minutes submitted by Elaine Herrera