

FRAGARIA LANDING HOMEOWNERS ASSOCIATION
Quarterly Board Meeting Minutes
December 7, 2020

The FLHA Quarterly Board meeting of December 7, 2020 was held via Zoom.

Present: Elaine Herrera, President; Beth Lohr, Vice President; Michele Benson, Secretary; Lori Riis-Vestergaard, Treasurer; Robert Miller, Elected Board Member; Colleen Miko, Elected Board Member; Jeanette Guillaume Marshall, Elected Board Member; Jan Salomon, ACC Member; Carol McGhee, ACC member; Vera and Graham Byng, Guests; and Jim Boyle and Diane Verity, Guests.

Secretary's Report:

- Minutes from the September 14, 2020 Board meeting and the September 23, 2020 Continuation Board meeting were reviewed and accepted.

Treasurer's Report:

- The final amount due for the road work has been paid.
- The December 7, 2020 FLHA Quarterly Treasurer's Report was reviewed and accepted. A copy of the report is attached to this document.

ACC Report:

- A copy of the ACC report was submitted by Carol McGhee.
- **ACC Report Dec. 7, 2020**
Approved:
 - 10/02/2020 8638 Landing Lane Re-roof house with GAF material
 - 11/10/2020 8755 Landing Lane Install a split rail fence and plant wild roses
- **Views**
 - Property views were discussed by the ACC.
 - The view that a resident has of a neighbors property/landscaping is not protected by the FLHA Covenants.
 - The only views that are protected are the existing views of Colvos Passage, Vashon, Rainier Mountain and Seattle. Landscaping cannot impede those views.

Old Business:

- **Proposed Annual Budget Vote:**
 - A report was made by Michele Benson. A copy of that report is attached to this document.
 - The proposed annual budget has been approved. No further steps need to be taken.

- **Beach Road:**
 - The problem of erosion of the beach road near Jeannette Guillaume Marshall's house (8726) appears to have been resolved by the placement of larger rocks in the washout area.
 - Erosion continues to be an issue near the wall at the top of the beach road. Jim Boyle will be placing more rock in that area.
 - Lori Riis-Vestergaard reported that the road at 8324 Landing Lane has also had issues with washout. Rock has been placed in the problem areas and appears to have resolved the issue.
 - Vera Byng expressed concern regarding a particular tree on the side of the beach road. It might fall on the road due to the erosion of dirt around its root system.
 - Board members volunteered to walk to the beach road to look at the tree in question. Vera will mark the area where the tree stands and send photos to the Board. Jim Boyle volunteered to provide a document which shows whose property the tree is on. This issue will be discussed further at the next meeting.
- **Stairs at the Beach:**
 - The Board's research into this project has indicated that the potential anticipated costs appear prohibitive at this time.
 - Elaine Herrera will write a report that documents the research and findings of the Board into this subject. She will present it at the next Quarterly Board Meeting for review. After review, the report will be presented at the next FLHA Annual Meeting.

New Business:

- **Winter preparedness:**
 - Elaine has contacted Chris Bossard regarding his role in the plowing of the road and payment. She is waiting to hear from him.
 - Beth Lohr was given approval to purchase enough de-icer to have twelve (12) bags on hand. She was commended for working to keep the road free of ice last year.
 - Concern was raised regarding possible road damage from plowing. Comments were made that the plowing presents only a minimal risk of road damage.
 - Elaine will be sending out an email to the general membership with information and protocols in regard to using the road when snow plowing is done.
- **Blue Rock Water:**
 - Blue Rock has yet to provide a response to Lori Riis-Vestergaard's question regarding water shortage during seasonal drought times, as was experienced this past summer.

The meeting was adjourned at 8:13 pm.

Next FLHA Quarterly Board meeting:

- Monday, March 8, 2020 via Zoom at 7 pm.

Minutes submitted by Michele Benson; FLHA Secretary.