

FRAGARIA LANDING HOMEOWNERS ASSOCIATION

Board Meeting Minutes

December 9, 2019

Present: Elaine Herrera, President; Beth Lohr, Vice President; Michele Benson, Secretary; Carol McGhee, Treasurer & ACC Chair; Robert Miller, Elected Board Member; Colleen Miko, Elected Board Member; Jeanette Marshall, Elected Board Member; Jan Salomon, Guest; Chris Bossard, Guest; Deborah Walker, Guest

Secretary's Report:

Minutes from the September 16, 2019 Board meeting were reviewed and accepted.

Treasurer's Report:

FLHA Quarterly Treasurer's Report
Dec. 9, 2019

General Fund

General Fund balance 09/16/19 \$22,195.70

Expenses

Landscape maintenance 171.69

Electricity 35.65

Total expenses (207.34)

Balance 12/9/19 \$21,988.36

Road Fund

Savings Balance 09/16/19 \$22,012.08

Income

Special Road Assessments 12,000.00

Bank interest 1.85

Total income 12,001.85

Balance 12/9/19 \$34,013.93

The Treasurer's report was reviewed and accepted.

ACC Report :

09/15/19	8695	Build landscape retaining wall: add grass and native plants	Approved
11/22/19	8365	Add room to house matching current house: add attached covered patio	Approved
11/22/19	8365	Add rock veneered concrete pillars at driveway	Approved

Old Business:

Status of graveling and road sealing projects (bids, timing):

Graveling:

- Three companies responded to requests for bids. The Board approved a bid from Agate Asphalt for \$10,147.90.
- The gravel work will be done as soon as possible.
- The gravel work will cover areas identified as most in need of shoulder buildup.
- In an effort to prevent any further crumbling of the road from vehicles associated with the construction of the house below the gate, that section will be scheduled first.
- Pre-graveling clean-up is required. It must be completed no earlier than one week prior to graveling. Branches, leaves and other debris must be removed, especially along the road below the gate.
- A neighborhood work party will be organized to do the clean-up.
- When the dates are on the calendar, a notice will go out to the neighborhood to ask for volunteers for the work party.
- Carol McGhee will follow up to arrange for dates when the project will begin.

Road sealing:

- The sealing will begin after the graveling is done and major construction is completed on the house below the gate.
- Four companies responded to requests for bids. The Board approved a bid from Superior Asphalt for \$33,091.42.
- The bid from Superior was given over a year ago (September 2018). Due to the length of time that has passed, the Board also approved any amount up to 10% over the bid amount to compensate for a possible increase due to changing petroleum costs. If there is an increase of more than 10%, the bid will be re-addressed in a special Board meeting .
- Carol McGhee will follow up to arrange for date when the project will begin.

Dates:

- Target dates for the gravel work will be for sometime in March 2020 or early April 2020.
- Target dates for the sealing will be for sometime in August 2020.

New Business:

Snow Removal Plan for 2019-20

- A plan for neighborhood snow removal was developed in preparation for this coming winter. Chris Bossard (8474) attended the meeting to assist in developing details since he has offered to provide plowing services.
- Beth Lohr will also take a lead role by obtaining a supply of Ice Melt to spread on the entrance hill and the hill by 8414 when icy conditions exist.
- The Snow Removal Plan will be attached to the email distribution of the minutes and will be sent out via separate email by Elaine Herrera.

Gate Code-Emergency Response

- At this time, Emergency Response Teams are unable to access the area past the gate because they do not have a code to open it.
- Carol reported that more than one code can be programmed into the gate.
- Jeanette Marshall will contact Kitsap 911 to obtain the 4 digit code that they require.
- Subsequently, Robert Miller will program the code into the gate.

Water and Power Emergency

- On Sunday night, November 24th, there was a water and power related emergency that affected several homes on Landing Lane.
- Deborah Walker (8533) reported that there had been a significant break in a water line on their property.
- Iliad Water Company was called. They refused to come out.
- Subsequently the Fire Department was called. The Walkers were told to evacuate. The Fire Department also called Iliad and again Iliad refused to come out.
- The next day, when Iliad finally arrived, they proceeded to dig. Iliad did not follow State law which requires that a call be made prior to digging. They cut the power line resulting in a loss of power.
- The water and power have been restored but there has been significant damage to the road that leads to the Walker residence.
- The Fire Department is making a report and a copy will be forwarded to the Walkers who will include it with their own report to the Commissioners office.

Next Quarterly Board Meeting

- Scheduled for March 16th (Monday) at 7:00pm at the home of the Herrera's (8456 Landing Lane SE)

The meeting was adjourned at 7:45pm

Minutes submitted by Michele Benson; FLHA Secretary