

FRAGARIA LANDING HOMEOWNERS ASSOCIATION

Board Meeting Minutes

December 11, 2017

Present: Carol McGhee, President & ACC Chair; Michele Benson, Treasurer; Elaine Herrera, Secretary; Robert Miller, Elected Board Member; Colleen Miko, Elected Board Member; Leslie Harvey, Elected Board Member; Guest; Jan Salomon, Guest

Absent: Robert Loken, Vice President

Secretary's Report:

Minutes from September 18, 2017 Board meeting were reviewed and accepted.

Treasurer's report:

General Fund		
Checking balance 08/31/2017		\$22,470.60
Income –		
Annual Assessments	616.00	
Interest on Assessments	<u>12.32</u>	
Total Income		628.32
Expenses		
Landscape maintenance	228.92	
Electricity	35.76	
Office	166.50	
Gravel Grading	327.00	
Boyle Reimbursement	303.08	
Maintenance*	11.69	
Sign—Cedar Boards	696.51	
Legal Fees**	<u>870.00</u>	
Total expenses		<u>(2,639.46)</u>
Balance 12/11/2017		<u><u>\$20,459.46</u></u>

Road Fund

Savings Balance 08/31/2017

\$ 14,958.49

Income

Annual Road Assessments	528.00
Snow Blade Sale	300.00
Interest on Assessments	5.28
Bank Interest	<u>.39</u>

Total Income

833.67

Expenses

Boyle Reimbursement

(127.32)

Balance 12/11/2017

\$15,664.84

*Cost of post replacement at gate

**Discussion and initial research of easement

Treasurer's Report was accepted and approved.

ACC report

8416 – Construction of shed to match house Approved 09.25.2017

8560 – Gravel strip and flower bed along front
of yard on Landing Lane Approved 11/01/2017

Old Business

- **Entry Sign Replacement** – View Park Saw Mill cut both boards in November. The two 16-foot boards have to season and now sit under cover out of the weather at the saw mill until the end of January. At that point they will be transported to the carver, Adam Phipps, in Belfair.

New Business

- **Winter Road Conditions Management—
A Message from the FLHA Board**

It is the time of year that snow is possible in our area. Each of us needs to be prepared for the occasional day of snow by having chains or a 4-wheel drive vehicle available, arranging to work from home, or sharing a ride with someone with a vehicle that can manage snow.

Residents are reminded that we live on a private road. Snow plowing and de-icing are not provided for us by the county. The association has a snow plowing service that can be called, but the service does not guarantee immediate response. It could be 24-48 hours before they could get our road plowed. The snow plowing service is on an "as needed basis", not an established contract where there is any service agreement. Hence, the lack of priority. Having a contract would require us to pay a fee every year even if we did not use the service.

Each resident having a plan in place to manage during snow is important.

- **Vehicle Parking on Easement** – Occasionally it is necessary for residents or guests to park along the road in the easement. Please be advised that this is a narrow road, so it is necessary to be as far off the road as possible to allow moving vehicles to pass. This is particularly important near the neighborhood entrance where the islands are located.
- **Road Easement and Attorney Costs** – The FLHA Board continues to work with the attorney to learn more about the easement and how we can stop use of the private easement by construction vehicles and future residents of developing properties adjacent to the Landing Lane neighborhood.

Legal fees are needed for research by our attorney Peter Eglick to determine legal methods available to Fragaria Landing Homeowners' Association to limit non-Fragaria Landing owners (that pay no road maintenance fees) use of Landing Lane. Such use would increase traffic, road maintenance cost, and allow multiple mailbox placements on Landing Lane at the corner near 8455.

Non-Fragaria Landing acreage with potential to use Landing Lane could be 118+ acres. These properties may have the benefit of an easement

between 8455 and 8495 Landing Lane. An unofficial map of the properties is available for review upon request.

In addition to the approved amount of \$2000 in September to start the legal research, an additional \$4000 was approved by the Board for any additional legal fees (up to the total amount available) to determine our rights to protect our road.

The meeting was adjourned at 8:00pm.

Next Board Meeting

The next Board Meeting will take place on Monday, March 12, 2018 at the home of Robert Miller (8340 Landing Lane)

Minutes submitted by Elaine Herrera