

FRAGARIA LANDING HOMEOWNERS ASSOCIATION

Quarterly Board Meeting Minutes

December 12, 2022

The FLHA Quarterly Board Meeting was held via Zoom meeting at 7:00pm. Present: Robert Miller, Director; Lori Riis-Vestergaard, Treasurer; Carol McGhee, ACC Chair; Jan Salomon, ACC Member; Beth Lohr, Guest; Riley & Lauren Pitts, Guests

Treasurer's Report

- The 2023 Budget was approved. Vote of 24-0 to pass.
- Savings - The credit union currently has an 11 month CD at a rate of 3.5%, which is significantly higher than the current CD opened a few months ago at 1%. A CD which completed recently and not renewed, will now be opened at this new rate of 3.5%.
- 2023 Assessment payments are starting to be received.
- Operating Fund - Another home was sold and the HOA received a \$50 fee for escrow completion. No unusual expenses to report. The utilities are typical and the landscape maintenance has been paid through year end. There was a \$20 purchase for a gate repair. We did not have a snow plow expense thanks to Lars who did it on a volunteer basis.
- Capital Fund (road) – We continue to see an increase in Interest Income. It is currently \$131 this year vs \$36 this time last year.
- Budget – we are anticipating an approximate \$2,000 surplus in the Operating Fund budget. That will rollover into the Capital Fund Budget in early January. This should help offset the gate repair expenses.
- The current bank balance is \$35,216.00.
- The Treasurer's Report was approved as read. A copy of the Report is attached.

ACC Report

- Per Carol, there are only 2 applications for the ACC this quarter. One was at 8455 for a black chain link fence in their backyard and the other was the installation of a 5' white vinyl fence to match already existing fencing at 8525. Both requests were approved.
- The ACC Report was approved as read.

Old Business

- In October, Lars drove the road using a compressor to spray out any debris in the cracks and then sealed the same area down to the gate. At some point the leaf debris beyond the gate will need to be removed so the process may be completed down the road to the beach. The sealing of the cracks will most likely be an ongoing maintenance and is not cost prohibitive.
- There is not an immediate time frame for cutting the tree roots that have been identified. There is not an urgency.
- Board and ACC Leadership Roles - Bob has postponed recruiting due to the holidays with a goal of making it a priority at the first of the year.
- Operations Manual Development - Currently put on hold due to holidays and other priorities.

New Business

- We have had no applicants for the open positions on the Board and 2 applicants for the ACC openings. It was suggested the Board get together to determine criteria desired for the roles, so future members may have an understanding of what the role requires.

The next Quarterly Meeting date is tentatively scheduled for March 13, 2023 at 7:00pm. A location is to be determined.

This Meeting adjourned approximately 7:18pm

Minutes submitted retroactively by Lori March FLHA Secretary