

FRAGARIA LANDING HOMEOWNERS ASSOCIATION

Quarterly Board Meeting Minutes

September 9, 2024

The FLHA Quarterly Board Meeting was held at 8414 Landing Lane SE commencing at 6:33pm. Present: Dennis Duff, Director (8332); Beth Lohr, Director (8365); Graham Byng, Director (8565); Carol McGhee, President (8414); Steve Harvey, Vice President (8638); Lauren Pitts, Treasurer (8313); Lori March, Secretary (8364); Jan Salomon, ACC Member (8659); John & Donna Moutrey, Guests (8419); Joseph Kopta, Guest (8520); Lars Riis-Vestergaard (8325)

Treasurer's Report

- Reported for YTD August 31, 2024
- Operating Fund-All expenses are as expected.
- The total funds are \$61,286.06 as of August 31, 2024. Currently both Budgets are on target.
- The Treasurer's Report was approved as read. A copy of the Report is attached.

Secretary's Report

- Secretary's Reports (Meeting Minutes) were reviewed and approved by the Board electronically. All Meeting Minutes are posted on the FLHA website located at "fragarialanding.org"

ACC Report

- There were 3 applications this quarter. 8415: Trimming and removal of trees (approved); 8543: Installation of a 30' x 60' x 4" concrete slab for sports court. County is requiring a permit and a geo tech report (denied); 8474: Installation of decorative wood fence and gate (approved).

Old Business

- **Tree Roots** – Steve Harvey and Jan Salomon coordinated volunteers and tree roots were removed prior to road sealing in various locations. Thank you everyone for your participation.
- **Annual Roadside Cleanup** - Another work party was formed to remove scotch broom, holly and other noxious weeds. There were several people who volunteered for this and it was much appreciated.
- **Miscellaneous Landscape Maintenance** - Beth and Mike Lohr will be scheduling to cut out the overgrown evergreen around the Fragaria Landing signage. Carol McGhee has baking soda that she will apply for moss removal.
- **Beach Access Gate** – Lars Riis-Vestergaard reached out to a contractor that walked the site with Lars and discussed the requests of the community to repair and make improvements to the gate. Lars obtained a quote for this project and is currently seeking 2 other quotes with a deadline of October, 10, 2024, for same project. There will be a Request for Funding Approval to be sent to all homeowners which will include the Scope of Work expected to be completed. With the majority acceptance of this request for funding, the FLHA Board will enter into a contract to complete the project with a projected time frame of Spring 2025.

New Business

- **Winter Snow Removal** – It is difficult and expensive to retain a contractor for emergency snow removal, so our community will again rely on volunteers to assist with snow plowing on a "per incident" basis. If you have the equipment and are willing to be on the Volunteer List to assist with plowing, please let a board member know. The Lohr's have 12 bags of ice melt left over from last year and volunteers will be needed to apply.

- **Road Side Gravel** - The road side gravel is in need of some attention. There are areas where additional and larger sized gravel is needed. The Board is purchasing and will self-deliver the gravel with a not to exceed purchase price of \$500.
- **Road Side Spray** – Graham has volunteered to be the Contact Person for the road side spray project

The next Quarterly Meeting will be held via Zoom on December 10, 2024 at 6:30pm.

This Meeting adjourned approximately 7:37pm

Minutes submitted by Lori March FLHA Secretary

