

FRAGARIA LANDING HOMEOWNERS ASSOCIATION

Quarterly Board Meeting Minutes

December 10, 2024

The FLHA Quarterly Board Meeting was held via Zoom 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); Bree Lawing, Guest (8340); Andy Hendrix, Guest (8590); Lars and Lori Riis-Vestergaard, Guests (8325); Ray Bulliman, Guest (8543)

Treasurer's Report

- Reported for YTD November 30, 2024
- Operating Fund-All expenses are as expected.
- The total funds are \$61,338.39 as of November 30, 2024. Currently both Budgets are on target.
- A CD matured on November 30, 2024 and has been rolled into a new one. An additional CD will mature at the end of the year and will be rolled over into a new one after remaining gate funds have been collected.
- Special Assessment funds received (38 households) have been deposited and additional funds from 2 households have been received since that initial deposit. 6 households are overdue in their special assessment payment.
- The Treasurer's Report was approved as read. A copy of the Report is attached.

Secretary's Report

- Secretary's Report (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 4 applications approved this quarter. 8659: Reconstruction of curved pathway (26'x3') in backyard using new pavers to match pavers at firepit; 8543: Installation of a 30'x60' concrete slab for a sports court. Appropriate Kitsap County permit and geo tech report was acquired; 8365: a 9'x16' addition to house using same exterior materials and paint; 8364: Removal of two diseased trees in front of house.

Old Business

- **Fragaria Front Entrance** – A big thank you to the volunteers (Lars Riis-Vestergaard, Mike & Beth Lohr and Carol McGhee, in particular) that cleaned up the rip rap erosion, cleared the brush/bushes around the signage and applied baking soda for moss. The efforts look very nice and the efforts are appreciated!
- **Beach Access Gate** – The Board is going to sign a contract and give a deposit to the contractor that Lars Riis-Vestergaard spoke with. It's anticipated that the project will start at the first of the year, but will obviously be weather contingent. Lars has been instrumental in this whole project and it is appreciated.

New Business

- **Beach Gate Funding** – There remains 6 households that have not yet paid for this special assessment. One household has reached out requesting a 1-2 month extension and the Board approved that request.
- **Fragaria Landing Signage** – A tree fell across the entry sign and once again volunteers (Bruce Martin, Bob March, John & Carol McGhee, Jan Salomon and Graham Byng) were instrumental in very quickly repairing the damage. Thank you!
- **FLHA Budget 2025** – Lauren has distributed the proposed 2025 Budget to the community and highlights are as follows:

*There is an increase in taxes due to the interest accumulated in our CD's

*There is also the added income/expense in the Capital Budget for the beach gate

*As of this meeting there has been 14 households who have approved the 2025 budget

*There will be invoices sent out mid-December for annual dues which are due December 31, 2024

The next Quarterly Meeting will be held Tuesday, March 18, 2025 at 6:30pm. Location to be determined.

This Meeting adjourned approximately 7:08pm

Minutes submitted by Lori March FLHA Secretary