

**FRAGARIA LANDING HOMEOWNERS' ASSOCIATION
ANNUAL MEETING MINUTES
MAY 18, 2024**

The FLHA Annual Meeting was held at the home of Greg and Trisha Jones (8455).

Board members participating in the meeting were Greg Jones, Acting President, Lori Riis-Vestergaard, Treasurer (8325); Lori March, Secretary (8364); Graham Byng, Elected Board Director (8565); Beth Lohr, Elected Board Director (8365); Dennis Duff, Elected Board Director (8332); FLHA households participating in the meeting were Pitts (8313); Lawing (8340); McGhee (8414); Salomon (8659); Herrera (8456); Loken (8506); Pontius (8529); Walker (8533); Harvey (8638); Scranton (8654); Brace (8695); Magruder (8698); Benson (8665); FLHA households represented by proxy were DeValck (8538) and Miko (8415)

A quorum was established.

Secretary's Report:

Minutes from the FLHA annual meeting of May 20, 2023 were reviewed, revised to correct that due to Ray Bulliman's resignation of a Director position, Beth Lohr was appointed Acting Director in October 2022. Minutes were then accepted.

Treasurer's Report:

- Lori summarized the budgetary changes and accomplishments of the past year as well as the future challenges of the upcoming year.
- The Treasurer's Report was accepted as read.
- A copy of the Treasurer's report is attached to this document.

Old Business:

Road Maintenance/Tree Roots:

There were several locations on the road where tree roots causing the road to buckle were removed. It was noted that the weight of the trash/recycle trucks stopping along the edge of the road may be contributing to the buckling and we recommend pushing your containers a little further onto the road for pick up. **A volunteer work group to seal the road is needed.** If you would like to be a part of this work group, please let a Board Member know. The project is anticipated to take place this summer.

Beach Access Gate:

As previously discussed in the June '22, September '22, December '23 and March '24 Board Meetings, there have been safety and liability concerns in regards to the gate and repairs need to be made in order to make it function properly and safely. Part of these issues include:

- a) current post is not installed in concrete and the weight of the gate leaves the post tilting;
- b) electricity to the gate is fed with an extension cord from a Resident;
- c) having a box for first responders or they will run it down in case of emergency (see attached);
- d) no exit loop for the gate to open and;
- e) no "eye" to prevent the gate from moving in the event of something in the path of the gate.

It is a liability for our community. In March, the Board made the decision to minimize liability to our neighborhood and disconnect the gate until those concerns were addressed and resolved. In addition, some Residents have expressed an interest in a new gate at the main entrance to our community. The Board is currently working to provide as much information as possible to the homeowners, so we all may have the opportunity to make an informed vote on the issue.

Since disconnecting the gate, the Board has received emails and a letter from a Resident with concerns about the gate being left in an open position. If necessary, they are considering revoking their portion of the easement to restrict access to community members. As this would affect all, please see attached for their concerns and thoughts.

Please expect a "Level of Interest" questionnaire sent under separate email so the Board can obtain more precise pricing based on majority interest. The Board appreciates your patience while we go through this lengthy process.

New Business:

Annual Road Side Clean Up

It is desired to form another work party to remove scotch broom, holly and other noxious weeds. **If anyone would like to lead this work group**, including scheduling of the date, coordinating volunteers and ensuring all cuttings are brought to Landing Ln to be hauled away, please let a Board Member know.

Review of Accomplishments:

An overview of the work performed by the Board during the 2023-2024 year.

New Gate Code:

Pending resolution for the gate.

Election of two FLHA Board Members:

Graham Byng and Beth Lohr have been elected as FLHA Board Directors for 2 year terms expiring 2026.

SKFR Speaker

Trace Richards, of SKFR, spoke on fire preparedness, prevention and ways to minimize risk to our homes and properties. See attached for a Self-Check List that will increase the chance your home will have of surviving a wildfire, along with a great tool called "Community Connect" where you can enter information about your residence, including which floor bedrooms are on, if you have pets, etc.

Next FLHA Meetings:

- **The next FLHA Annual Homeowners Meeting:**
May 17, 2025. Please mark your calendars now.
- **The next FLHA Quarterly Board meeting:**
June 7, 2024 at 6:00pm
Location to be determined

Note: Officers will be elected at this meeting (President, VP, Secretary and Treasurer). If you are interested in being considered for any of these positions, please contact a current Board Member.

Minutes submitted by

Lori March

FLHA Secretary

