

# FRAGARIA LANDING HOMEOWNERS ASSOCIATION

## Annual Meeting Minutes

May 16, 2015

Present: Linda and Phil Frocht, John and Carol McGhee, Gerald and Linda Schneider, Tom and Elaine Herrera, Jeremy Downs, Stephen and Leslie Harvey, Bob Peterson, Bree Lawing and Bob Miller, Marci McLeod and Norm Padrones, Robert and CJ Loken, Debra Walker, Becky and Douglas Norton, John Dashiell (quorum established)

Proxy: Eric and Colleen Miko, Sean and Colleen Smith, Mike and Norma Brown, Katherine Walter

### Secretary's Report

It was motioned and accepted that the reading of the minutes from the May 17, 2014 Annual Meeting be dispensed with (copy was available for review).

### Treasurer's Report

#### Fragaria Landing Homeowner's Association Annual Treasurer's Report May 1, 2014 to April 30, 2015

<b>General Fund Balance</b> May 1, 2014		\$6916.49
Income		
Annual assessments		6144.00
Expenses		
Office expense	240.32	
Maintenance		
Road herbicide spraying	656.93	
Gate painting	821.39	
Landscape maintenance	<u>684.84</u>	
Total maintenance	2163.16	
Insurance: State Farm	869.98	
Legal expenses	4260.00	

Electricity	217.62	
Officers' stipends	528.00	
Annual meeting	268.82	
State Corp. filing	<u>10.00</u>	
Expenses Total		<u>(8557.90)</u>

**General Fund Balance** April 30, 2015 \$4502.59

**Road Fund Balance** May 1, 2014

Income		\$8290.46
Annual Road Assessments	3102.00	
Bank interest	<u>4.77</u>	
Total income		<u>3106.77</u>

**Road Fund Balance** April 30, 2015 \$11,397.23

Submitted by: Carolyn S. McGhee, Treasurer

The treasurer's report was accepted as read.

**Old Business**

- Reminder – Owners/members were reminded to keep 2-3 feet of their road easement clear of low-hanging tree branches and/or other vegetation for a clear pedestrian walkway and vehicle clearance.
- Scotch Broom is a noxious weed and county rules specifically request that owner's remove it from their properties. There are instances of Scotch Broom in the neighborhood growing along the road easement. A proposal was made to coordinate a neighborhood effort to remove, collect, and properly dispose of these plants appearing along the road easement before they get well established. It was unanimously agreed. John Dashiell offered his assistance and use of his utility trailer for this effort. Elaine Webster-Herrera will coordinate timing and announcement of this effort to take place in the near future.

**New Business**

- New Gate Code changes July 1
- A Front Entry Landscape Maintenance Proposal (attached) was presented and discussed. This work has historically been performed annually by a volunteer work party which typically has a low participation rate. Bids were

obtained from three vendors with estimated costs for a spring clean-up, a fall clean-up, and bark mulch application as needed for weed control. Vendors were provided with a definition of “clean-up” upon which to base their estimates. Details of the bid responses were discussed, and general consensus was that Pangea Gardenscapes presented reasonable costs and has current familiarity with the neighborhood a proven business relationship. It was proposed to round up the annual dues increase to \$22/property to cover this additional expense (spring clean-up, fall clean-up, and bark application (7-8 yards) as needed), making annual dues an even \$220/property beginning with the 2016 dues. This dues increase was unanimously approved. It was also approved to request Pangea Gardenscapes begin with the 2015 fall clean-up and FLHA will absorb that expense through the general fund.

- Discussion was opened by a member regarding the FLHA legal expenses, which are 4x greater than the previous year. It was proposed that FLHA should request the individual driving these legal expenses be asked to reimburse the Association for these expenses as supported by a provision in the CCRs (Article VIII, Section 2). The discussion that ensued was lengthy and spirited with broad participation, bringing up points of detailed description and disclosure, view easement rights and restrictions, how requests/responses are communicated (why a legal response?), and general good neighbor conduct. The end result was:
  - FLHA will not pursue reimbursement in an attempt to foster good neighbor conduct and attempt to avoid continued disagreement
  - Details of the disagreement will not be disclosed to the membership at large in order to ensure a level of professional privacy and courtesy (as extended to all member requests) and to avoid accusations of defamation; and
  - The proposal for reimbursement was withdrawn.

### **Election of 1 Board Member**

A nomination was made and accepted unanimously for Robert Miller to be a member of the Board. He will replace Bob Peterson, who is stepping down at the completion of his term.

### **Next Annual Meeting will be May 21, 2016**

### **Next Quarterly Board Meeting**

Day and time will be announced, must take place before June 30th. The meeting will actually be scheduled prior to June 12<sup>th</sup> so that Eric Miko will be able to attend.

**Meeting adjourned at 3:00pm.**

Minutes submitted by:

Elaine Webster-Herrera  
FLHA Secretary

WEB FINAL