

FRAGARIA LANDING HOMEOWNERS ASSOCIATION

Annual Meeting Minutes

May 18, 2019

Present: Elaine Herrera, Dan and Michele Benson, Cassandra and Bud Pontius, Bree Lawing and Bob Miller, Robert and CJ Loken, Lars Riis-Vestergaard, Jan and Michael Salomon, Eric and Colleen Miko, Mike and Jeanette Marshall, Joe Kopta, Beth Lohr, Theodore Walker (quorum established)

Proxy: Steve & Leslie Harvey, Jim Boyle & Diane Verity, Graham & Vera Byng, Carol McGhee, Marci McLeod, Steve and Leslie Harvey

Secretary's Report

It was moved and accepted that the minutes from the May 19, 2018 Annual Meeting be accepted (copy was available for review).

Treasurer's Report

Fragaria Landing Homeowner's Association Annual Treasurer's Report May 1, 2018 to April 30, 2019

General Fund Balance May 1, 2018		\$17,578.29
Income		
Annual assessments	7,238.00	
Total Income		7,238.00
Expenses		
Office expenses	210.00	
Maintenance		
Road herbicide spraying	711.71	
Landscape maintenance	831.19	
Plowing snow	917.50	
Warning signs	<u>112.82</u>	
Total maintenance	2,573.22	
Improvement: Entryway sign	1,258.38	
Liability Insurance: State Farm	1,196.00	

Electricity	214.94	
Officers' reimbursement	616.00	
Annual meeting	<u>295.62</u>	
Total Expenses		<u>(6,364.16)</u>

General Fund Balance April 30, 2019 **\$18,452.13**

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Road Fund Balance May 1, 2018 **\$15,665.62**

Income

Annual Road Assessments	3,102.00	
Bank interest	<u>3.41</u>	
Total income		<u>3,105.41</u>

Expenses: Road resurfacing (10,833.25)

Road Fund Balance April 30, 2019 **\$18,771.03**

Submitted by: Michele Benson, Treasurer

The treasurer's report was accepted as read.

Old Business

- **Road Sealing & Repair** – The road from the entrance to the gate is due to be resealed. This is a critical step to maintain and protect the road from damage. The project is targeted for Summer 2020.

An estimate received from Superior Asphalt came in a little under \$35,000. This estimate includes surface preparation (wet clean), crack repair, two coats of commercial grade sealer, and a 14 sq. ft. side patch repair resulting from below-surface ground changes. Superior Asphalt did the road below the gate and did an excellent job!

Another estimate is expected to come in and may be lower, but is not expected to provide as much preparation and would provide inferior results. There was discussion about how difficult it is to get estimates because this is considered a small project by asphalt companies.

It was decided by members to plan for the estimate of \$35,000. After a robust discussion about how to cover the costs it was **unanimously** decided to pay for \$21,000 out of the FLHA Road Fund account and cover the remaining \$14,000 through a special assessment to members. **The**

special road assessment will be \$300/property due by September 30, 2019. This figure allows for a \$10/property contingency for an unanticipated increase in costs. Invoices will go out to members on September 1.

By taking this approach, the FLHA General Fund is protected for other business needs.

New Business

- Budget Review – Analysis was done and presented regarding our current income and expense trends. Assessments for FLHA have been generally static for the past sixteen years, even though costs have generally risen. Currently, annual assessments for the General Fund are about the same as annual expenses, resulting in no savings for unexpected expenses. The annual Road Fund assessments are significantly lower than the average annual road maintenance costs.

After a detailed and vigorous discussion, members unanimously agreed to increase the annual assessments **starting in 2020** as follows:

General Fund - \$175/property with an increase of \$5/prop/year
(2020 - \$175; 2021 - \$180; 2022 - \$185, etc)

Road Fund - \$100/property with an increase of \$5/prop/year
(2020 - \$100; 2021 - \$105; 2022 - \$110, etc)

This agreement was the result of thoughtful ideas, a willingness to compromise, and a commitment to our community.

- New Gate Code—The gate code will be changed on July 1. Robert Miller has agreed to change the code at that time.
- New Additional Signage – It was recommended that new additional signage be posted at the beach (No Trespassing) as well as signage on the road down to the beach regarding weight limits (Maximum Weight Limit). The FLHA Board will follow up on this.

Election of 1 Board Member

Robert Miller was re-elected to the Board.

Next Annual Meeting will be May 16, 2020 – By covenant rule, the annual meeting is held annually on the third Saturday in May. Please mark your calendars now.

Next Quarterly Board Meeting

The next FLHA Quarterly Board meeting is scheduled for June 10, 2019 at 7:00pm at the home of Colleen Miko (8415)

Meeting adjourned at 3:30pm.

Minutes submitted by:

Elaine Webster-Herrera
FLHA Secretary