

# FRAGARIA LANDING HOMEOWNERS ASSOCIATION

## Annual Meeting Minutes

May 19, 2018

Present: John and Carol McGhee, Tom & Elaine Herrera, Dan and Michele Benson, Cassandra and Bud Pontius, Steve & Leslie Harvey, Bree Lawing and Bob Miller, Robert and CJ Loken, Lars & Lori Riis-Vestergaard, Diane DeValck, Jan & Michael Salomon, Eric Miko, Vera Byng (quorum established)

Proxy: Jeanette Marshall, Mike & Norma Brown,

### Secretary's Report

It was moved and accepted that the minutes from the May 20, 2017 Annual Meeting be accepted (copy was available for review).

### Treasurer's Report

#### Fragaria Landing Homeowner's Association Annual Treasurer's Report May 1, 2017 to April 30, 2018

**General Fund Balance May 1, 2017** \$18,896.78

#### Income

Annual assessments	7,556.92	
Interest on assessments	12.32	
Insurance Claim	600.00	
Voided Check	<u>200.00</u>	
Total Income		8,369.24

#### Expenses

Office expenses	397.29	
Maintenance		
Road herbicide spraying	677.83	
Gate repair	1,130.91	
Landscape maintenance	686.12	
Beach area gravel	<u>872.12</u>	
Total maintenance		3,366.98

Improvement: Entryway sign	696.51	
Liability Insurance: State Farm	1,195.00	
Electricity	219.47	
Officers' stipends	616.00	
Legal Services	2,931.50	
Annual meeting	<u>264.98</u>	
Expenses Total		<u>(9,687.73)</u>

**General Fund Balance April 30, 2018** **\$17,578.29**

<b>Road Fund Balance May 1, 2017</b>		<b>\$22,953.16</b>
Income		
Annual Road Assessments	3,238.68	
Interest on assessments	5.28	
Bank interest	1.75	
Sale of snowblade	<u>300.00</u>	
Total income		<u>3,545.71</u>

Expenses: Road resurfacing (10,833.25)

**Road Fund Balance April 30, 2018** **\$15,665.62**

Submitted by: Michele Benson, Treasurer

The treasurer's report was accepted as read.

## Old Business

- Entry Sign & Volunteers – Members of the community organized to find a better option for the entry sign replacement. Herb and Diane DeValk led the effort. After some research and interviewing, a lumber yard located at the end of View Park was able to offer 2<sup>nd</sup> growth cedar timbers and a carver in Belfair was selected to do the carving. The carver and lumber yard worked together to develop a timeline for seasoning the wood and transporting the timbers. The sign will be finished by mid-June. Steel posts have been obtained and weather treated in preparation for installation.

Volunteers will be needed to assist with the installation of the new sign. If you are interested in helping out in some way, please contact one of the board members.

## New Business

- Road Sealing and Repair – The road from the entrance to the gate should be sealed next summer. This is a critical step to maintain and protect the road from damage. If we can do a better seal (lasts 7-10 years), it reduces the overall inconvenience (road closure) and costs in the long run. The funds for this will be out of the Road Fund. The cost for sealing the road will cost around \$25,000, more than we will have in the fund. It may require a special assessment be collected from FLHA members. The Board will look at funding options and present those options to the neighborhood membership for input and approval by December. This process will require 2/3 of the membership to vote.
- Ice/Snow Removal Options for Road – We are a private community on a private road. We only get 3-5 inches of snow/year typically. Robert Loken is looking at landscape companies to see if there are options for snow removal. To purchase salt and a spreader and storage would probably cost at least \$1000. Individual resident options are to be prepared, park at the top toward the entrance, work from home, etc. Some more research will be done on this topic to see if there are other options.
- Gate Damage and Repair—It appears that someone was locked in or out and forced their way through thus breaking the mechanism. The gate is there for liability purposes. The gate has been fixed and the sign replaced with one that says “Private Property – No Trespassing”. FLHA residents and guests are welcome to go through the gate to go down to the beach. It was suggested that perhaps a fake surveillance camera would be helpful. Any FLHA member is welcome to research this option and provide information to the board for consideration.
- Easement issue with neighboring properties and associated legal fees – The attorney is looking for a loophole to prevent Caley from using the driveway between 8455 (McLeod/Padrones) and 8495 (Patton) properties. The attorney tries to keep costs down. We are currently in a holding pattern. The board continues to closely monitor the situation.
- New Gate Code—Will be changed on July 1 by Robert Miller

## **Election of 2 Board Members**

A nomination was made and accepted unanimously for Colleen Miko to be re-elected to the Board. The nomination was made and accepted unanimously for Jeanette Marshall to be elected to the Board. Robert Miller will continue his tenure.

**Next Annual Meeting will be May 18, 2019** – 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 11, 2018 at 7:00pm at the home of John & Carol McGhee (8414)

**Meeting adjourned at 3:15pm.**

Minutes submitted by:

Elaine Webster-Herrera  
FLHA Secretary