

# FRAGARIA LANDING HOMEOWNERS ASSOCIATION

## Annual Meeting Minutes

May 20, 2017

Present: John and Carol McGhee, Elaine Herrera, Dan and Michele Benson, Marlene and David Focht, Cassandra and Bud Pontius, Stephen Harvey, Colleen Smith, Jeanette Marshall, Norma Brown, Debra Walker, Bree Lawing and Bob Miller, Kurt Schmidt and Dennis Duff, Robert and CJ Loken, Don and Bertha Brooks (quorum established)

Proxy: Eric and Colleen Miko, Gerald and Linda Schneider

### Secretary's Report

It was moved and accepted that the reading of the minutes from the May 21, 2016 Annual Meeting be dispensed with (copy was available for review).

### Treasurer's Report

#### Fragaria Landing Homeowner's Association Annual Treasurer's Report May 1, 2016 to April 30, 2017

**General Fund Balance** May 1, 2016 \$10,837.98

#### Income

Annual assessments	11,230.00	
Interest on assessments	1,327.53	
<b>Total Income</b>		12,557.53

#### Expenses

Office expense/Website	278.87	
Maintenance		
Road herbicide spraying	656.93	
Gate repair	22.03	
Snow Removal	200.00	
Landscape maintenance	<u>820.71</u>	
<b>Total maintenance</b>		1,699.67

Insurance: State Farm	1,096.00	
Electricity	218.72	
Officers' stipends	616.00	
Legal Services	300.00	
Annual meeting	289.47	
Expenses Total		<u>(4,498.73)</u>

**General Fund Balance April 30, 2017** **\$18,896.78**

<b>Road Fund Balance May 1, 2016</b>		<b>\$12,860.37</b>
Income		
Annual Road Assessments	7,976.02	
Interest on assessments	2,114.77	
Bank interest	<u>2.00</u>	
Total income		<u>10,092.81</u>

**Road Fund Balance April 30, 2017** **\$22,953.16**

Submitted by: Carolyn S. McGhee, Treasurer

The treasurer's report was accepted as read.

## Old Business

- Management Company – There had been interest expressed over the past year of possibly hiring a management company to facilitate the needs and issues of our neighborhood. Research was done to identify companies, services offered, and costs. It became clear that they mostly cater to condominium-type complexes and would charge us the same at \$499/month. If the management company performed only bookkeeping functions, the cost would drop to \$315/month. If they become aware of a dispute, it would be referred to the Board for handling. After a short discussion, there was agreement that there would be too much redundancy, and that it was simply too expensive. The issue was declared dead.

## New Business

- New Gate Code as of July 1st

- Road Sealing and Repair – John McGhee walked the road with a couple of sealing companies. It was determined that from the road from the entrance to the gate is in pretty good shape and does not need sealing for another 2-3 years. Beyond the gate needs to be sealed this year. The company, Superior Asphalt, offered a bid of \$10,818.25 (\$9600 + tax) to lay two coats of commercial grade asphalt sealer. The group approved a \$12,000 allocation for this 2-coat sealing project. This will be a Road Fund expense.
- Entry Sign – The entry sign and posts have rotted through. The current sign is propped up with a 4x4 until it can be replaced. Carol McGhee presented possible sign option and associated costs. After a group discussion, it was decided to pursue sign replacement this year with an aluminum sign with a budget limit of \$5,500. This will be a General Fund expense.
- Beach Parking Area Gravel – There is a need to re-gravel the beach parking area. Morrison Gravel gave a bid of \$430.55 (including tax) to deliver 10 yards. This expense was approved by the group. Bud Pontius has volunteered to spread the gravel. The association will rent equipment at a cost of about \$300.
- Winter Storm Damage Easement Clean-up – All of the properties that suffered the most damage from the winter storm have either cleaned up the debris or have plans to in the near future.
- General easement clean-up and maintenance – Just a reminder that the road easement needs to be clear of weeds and tree branches at least 3 feet from the road and 7 feet high. It is suggested that owners walk the road frontage on their property to make sure pedestrians have clear passage on the shoulder. Scotch broom and blackberries are considered noxious weeds and should be removed entirely where possible.
- Roaming dogs – Several members expressed frustration with the increasing number of dogs allowed to wander freely in the neighborhood. It was recommended that the owner of the dog be contacted initially, then future complaints can be registered with Animal Control at the Humane Society.

## **Election of 1 Board Members**

A nomination was made and accepted unanimously for Robert Miller to be re-elected to the Board. Leslie Harvey and Colleen Miko will continue their tenures.

**Next Annual Meeting will be May 19, 2018**

**Next Quarterly Board Meeting**

The next FLHA Quarterly Board meeting is scheduled for June 12, 2016 at 7:00pm at the home of John & Carol McGhee (8414)

**Meeting adjourned at 3:45pm.**

Minutes submitted by:

Elaine Webster-Herrera  
FLHA Secretary

FINAL