

FRAGARIA LANDING HOMEOWNERS ASSOCIATION

Annual Meeting Minutes

May 21, 2016

Present: Sean and Colleen Smith, John and Carol McGhee, Tom and Elaine Herrera, Stephen and Leslie Harvey, Jeanne Peterson, Bree Lawing and Bob Miller, Robert and CJ Loken, Bob and Kim Edgmon, Don and Bertha Brooks, Diane DeValck, Brian and Clarissa Patton (quorum established)

Proxy: Sara Sinatra, Eric and Colleen Miko, Mike and Norma Brown, Gerald and Linda Schneider

Secretary's Report

It was moved and accepted that the reading of the minutes from the May 16, 2015 Annual Meeting be dispensed with (copy was available for review).

Treasurer's Report

Fragaria Landing Homeowner's Association Annual Treasurer's Report May 1, 2015 to April 30, 2016

General Fund Balance May 1, 2015 \$ 4,502.59

Income

Annual assessments	6,670.00	
Interest on assessments	4,310.56	
Total Income		10,880.56

Expenses

Office expense/Website	458.19	
Maintenance		
Road herbicide spraying	656.93	
Gate repair	110.78	
Landscape maintenance	<u>1228.34</u>	
Total maintenance		1,996.05

Insurance: State Farm	1,095.00	
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Electricity	218.42	
Officers' stipends	528.00	
Annual meeting	249.51	
Expenses Total		<u>(4,545.17)</u>

General Fund Balance April 30, 2016 **\$10,837.98**

Road Fund Balance May 1, 2015 **\$11,397.23**

Income

Annual Road Assessments	3,300.00	
Interest on assessments	5,705.28	
Bank interest	<u>1.53</u>	
Total income		<u>9,006.81</u>

Expenses

Road Repair		(7,543.67)
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Road Fund Balance April 30, 2016 **\$12,860.37**

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.
- Reminder – There are several reports of dogs running loose in the neighborhood. Owners are reminded to keep dogs on leashes and to clean up after them. If dogs are running loose, owners and/or Animal Control may be contacted to retrieve them.

New Business

- New Gate Code will change July 1, 2016
- A renewed effort will get underway to get Iliad Water Company to install a power generator so water service is sustained during power outages. If

PUD enforces this, Iliad will do this and spread the cost across a larger customer base. Brian Patton and Elaine Herrera will begin gathering information and develop a strategy for moving forward.

- Neighbor Courtesy - It is important for neighbors to speak to each other FIRST before going to the board if there is an issue. If a complaint is ultimately forwarded to the Board, the affected neighbor needs to be copied in.

Election of 2 Board Members

Nominations were made and accepted unanimously for Colleen Miko and Leslie Harvey to be members of the Board. Colleen will replace Debra Walker, who is stepping down at the completion of her term. Leslie Harvey will continue her tenure.

Next Annual Meeting will be May 20, 2017

Next Quarterly Board Meeting

The next FLHA Quarterly Board meeting is scheduled for June 13, 2016 at 7:00pm at the home of Carol McGhee (8414)

Meeting adjourned at 2:45pm.

GUEST SPEAKER Deputy Schon Montague with the Kitsap County Sheriff's Office discussed basic home security measures for homeowners. Information is compiled and shared with homeowners via separate email and posted to the website at www.fragarialanding.org

Minutes submitted by:

Elaine Webster-Herrera
FLHA Secretary