

# FRAGARIA LANDING HOMEOWNERS ASSOCIATION

## Quarterly Board Meeting Minutes

June 17, 2025

The FLHA Quarterly Board Meeting was held at Bob and Lori March's home commencing at 6:34pm. Present: Dennis Duff, Director (8332); Beth Lohr, Director (8365); Graham Byng, Director (8565); Carol McGhee, President (8414); Steve Harvey, Vice President (8638); Lauren Pitts, Treasurer (8313); Lori March, Secretary (8364); Jan Salomon, ACC Member (8659); Bruce Martin, ACC Member (8585); Bud Pontius, ACC Member (8529); Cassie Pontius, Guest (8529); Lori Riis-Vestergaard, Guest (8325); Eric Cronk, Guest (8348); Diane DeValck, Guest (8538); Ray Bulliman, Guest (8543); Don & Bertha Brooks, Guests (8702); Joe Kopta, Guest (8520); Debra Walker, Guest (8533); Eric Miko, Guest (8415); Michele Benson, Guest (8665); Jay Magruder, Guest (8698)

### Treasurer's Report

- Reported YTD through May 31, 2025.
- Capital and Operating Funds are consistent with the budget and as expected.
- A CD matured and has been re-enrolled at 4.15% for a 2-year term. Another CD has also just matured and will be reenrolled. Total operating funds tied to CD's are currently \$44,384.50 (See Page 4 for details).
- All parties have paid for the beach gate special assessment and there remains one outstanding annual assessment to be collected.
- The Treasurer's Report was approved as read. A copy of the Report is attached.

### Secretary's Report

- Secretary's Report (Meeting Minutes) were reviewed and was approved by the Board electronically. All Meeting Minutes are posted on the FLHA website located at "fragarialanding.org"

### ACC Report

- The following applications were received this quarter. APPROVED: 8340: Professional installation of a shed 10x16 in the backyard. 8364: Addition of 1 dogwood tree approx. 14' from the road near the mailbox and installation of a horseshoe pit on left side of property. 8529: Removal of 2 dead alder trees along the north edge of lawn. 8585: Addition of an 8' deer fence around existing garden beds and a 8'x10' greenhouse. 8565: Remodel of greenhouse into an arts studio. 8543: Painting of lines on sports court with pickleball style colors. 8726: Cutting down 2 leaning alders along the beach road due to safety concerns. DENIED: Tract 24: Cleaning up fallen and previously downed trees, limbs and brush. Making trails on western slope to gain access to unstable logs. Reposition and/or remove said logs to assess terrain for potential development. No earth moving will be done and plant material will be left on slopes for erosion control. Discontinue use of excavator other than moving few large logs to center of property. Application denied because of incomplete information and failure to complete tasks assigned by ACC. Despite not waiting for a reply to application, Agent for Owners went ahead with clearing of land including cutting and removal of trees and plants including on FLHA easements. RESCINDED: Tract 24: Installation of rock wall along beach road and removal of alder trees. Not enough information. Agent for Owner stated he will resubmit application showing more detail.

### Old Business

- **Beach Access Gate** – The gate is now operational, and the new code has been given out. As a reminder, there is a remote available that may be borrowed to program the code into vehicles. Please see Lori Riis-Vestergaard if you'd like to borrow the remote. The work is under warranty for one year and a potential maintenance contract will be considered at a later time.

- **Beach Use Easement Road** – Following numerous written and verbal requests by the FLHA Board and the ACC to the Owner/Agent of the Owner of Track 24, requesting them to follow the proper channels and processes of both FLHA and county/state departments, the Owners continue daily to move their project forward, completely blocked the easement road over Memorial weekend with boulders and a large log allowing no ingress or egress and have stated they are not willing to share the full Geotech report they have had prepared. Subsequently, the Board and the ACC, along with individual homeowners have been in communication with the County, Shoreline Management and potential legal representatives. This is to determine how best to protect the community in regard to the easement rights, legal responsibilities and liabilities of the FLHA for this area. This communication has involved formal complaints being filed about the actions being taken on the property and a “cease and desist” style letter from legal representation. The Board continues to investigate other governmental departments that may be of assistance in resolving this ongoing issue. A motion was made and approved for the FLHA to hire a Geotech to do an analysis of the easement road of which it is responsible for.
  
- **Tree Responsibility Concerns** – Despite requests by the FLHA there remains homeowners with leaning trees and low hanging branches over Landing Lane SE...an additional letter will be drafted and sent out to those homeowners. ***It is advisable for all homeowners to do a full property survey of any potential risks they may have and remedy the situation to avoid damage or injury.*** Please do a survey of your property and if appropriate submit an ACC application to have any such trees properly removed or branches over 6” diameter cut.

## **New Business**

**Election of Officer Board Members** – The Directors voted on all positions for a one-year term. The Board is now fully occupied as follows:

President –	Lori Riis-Vestergaard
Vice President –	Eric Cronk
Treasurer –	Lauren Pitts
Secretary –	Michele Benson

The next Quarterly Meeting will be held Tuesday, September 9, 2025, at 6:30pm. Location to be determined.

This Meeting adjourned approximately 7:46pm

Minutes submitted by Lori March FLHA Secretary

