



Strawberry Flats Property Owner's Association
ANNUAL MEETING
October 5, 2024

Meeting was called to order by Susan Kenega, President at 7:01 p.m.

There was a time for introduction of new members. Lewis and Tori Wood (Lot 127) introduced themselves and were welcomed. Susan Kenega and the current Board members then introduced themselves.

Treasurer's report- Barry Waite presented a short report noting the current financial status of the Association as well as the Annual Compilation. He also explained more in regards to the reserve study and account.

Judy Kastner (Lot 99) moved to accept the compilation as read. Marilyn Haas (Lot 14,15) seconded. Yea all.

Architectural Report- Brenda Ream reported that submissions had been made throughout the year. All of which were accepted, some with conditions, but all accepted. Pat Bartalone (Lot 164) inquired about whether a paint request needs to be submitted when painting your home. It was clarified that no submission is necessary if the color does not change. Only if something is changing would a homeowner submit a request for paint. Jeff Callaway (Lot 95) asked about setbacks. It was noted that a standard setback for all properties is 5ft at front, 10ft on each side and 15ft at the back. But that can differ, so all were reminded, our documents state building will be completed to County Code standards and that homeowners should keep that in mind.

Bylaws – Kathleen York spoke about the need to update our bylaws in order to bring them up closer to Sterling Davis Standards. Those in attendance were asked for feedback. Caryl Levy (Lot 157) suggested we see if CA would offer grants to update our documents. Jeff Callaway (Lot 95) Wondered if we have to update if we are already following the Davis Sterling code anyway. Gary Smith (Lot 157) moved to have the Board research the update. Tori Wood (Lot 127) seconded. Nay 2, Abstain 1, balance Yea.

Roads – Susan Kenega reported in Tom Stumpf's absence by reading a short report from Tom. She also noted that roads can always be a good spot to help with volunteers for roadside work if anyone is interested.

Common Area- Deborah Beilman noted that our chipper day was a success as well as the work clean up day prior. She encouraged people to come volunteer, noting that it benefits us all. She also encouraged people to report dangerous or dying trees if they see them to the office.

Long Term Planning –Julie Ramirez noted again the survey link on our website and encouraged all to upload surveys if they have one completed, explaining that it will benefit the association later or help a neighbor or themselves later if loaded. Julie then announced that SFPOA had been awarded the status of being a Firewise Community. She shared a presentation along with a short video on Fire Protection for our homes. Deborah Beilman noted that she would be emailing the PDF certificate to owners in the meeting follow up email.

Mailing – No updates given, other than sharing the goal to send more emails to homeowners versus mailing to save money.

Nominations- April Dufour encouraged all in attendance to join or participate in the Board at some point and how much it really helps in getting to know your community. She then announced that Kathleen York had been re-elected and Jeff Callaway along with Ryan Cook had also been elected to the Board. Lastly, she announced that Tricia Dufour had won the bake off with her blueberry cobbler and would be given a prize certificate to Jensen’s bakery.

President’s Report - Susan Kenega began by thanking the Board and reported on the yearly stats. She noted that 12 homes had sold so far this year (which was the most for a year in the last decade). Additionally 6 more were listed on the market with 1 currently in escrow. It was surmised that a good portion of the activity could still be ‘fallout’ from the Blizzard in ’23.

Public Comments

Greg Elliott (Lot 123) encouraged people to attend the MAC meetings as they give more insight into what various agencies are doing and that it is a good place to share concerns with our leaders. Greg noted he had presented to them with concerns on the speed limit amount and enforcement on 189. It was then noted that a speed display unit had been placed up by Highway Patrol temporarily to help.

John Levy (Lot 157) asked if the association was a non-profit. It was explained that we are not a 501-C in a traditional sense, but have non-profit status as a Common Development Corporation.

Barry Waite (Lot 63) moved to approve the last year’s minutes as read. Jeff Callaway (Lot 95) seconded. Yea all.

Susan Kenega then encouraged those attending to participate and run for the Board or attend the bi-monthly board meetings. She also noted that people could serve on committees or the clean up days.

Jeff Callaway (Lot 95) moved to adjourn the meeting. Lewis Wood (Lot 127) seconded. Yea all. Meeting was adjourned at 8:40 p.m.

Respectfully,

A handwritten signature in cursive script that reads "Deborah Beilman". The signature is written in dark ink and is positioned below the word "Respectfully,".

Deborah Beilman, Assistant to the Secretary 2024-2025