



Strawberry Flats Property Owner's Association
ANNUAL MEETING
October 7, 2023

Meeting was called to order by Susan Kenega, President at 7:15 p.m.

There was a time for introduction of new members. Larry and Kim Walker (Lot 158), Kendra Andrade (Lot 196), April Dufour (Lot 180), Jonathan and Araly West and family (Lot 190) introduced themselves and were welcomed. Susan Kenega and the current Board members then introduced themselves.

Approval of Minutes- Karen Knoche (Lot 198) motioned to approve the minutes as corrected. Trudie Blank (Lot 176) seconded. Yea all.

Susan Kenega then introduced Laura Dyberg of the Rim Fire Safe Council, who appeared via zoom, to make a presentation on the Firewise Program. The program was investigated as it can potentially reduce our homeowners insurance fees. It was then followed by discussion from the homeowners. Susan Kenega moved to further pursue the Firewise program as presented. Keith Martin (Lot 30) seconded. Yea all.

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 special assessments.

Trudie Blank (Lot 176) moved to accept the report as read. Keith Martin (Lot 30) 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. She also reiterated that unless your home is being painted the same color, a paint submission needs to be made.

Levy (Lot 168) inquired about erosion control on Middle Road. Kenn Kenega (Lot 117) noted and thanked Ivan Flores (Lot 167) for donating and installing gravel base along Middle road at the top to help with erosion control.

By-Laws – Kathleen York read aloud our policy on snow plowing found in our R & R's, page 5. She wanted to highlight it, knowing we had the blizzard last winter and in anticipation of another harsh winter being forecasted. All need to be aware that our plowing is dependant on budgets, vendor availability and that no specific time frame is committed to by the association for plowing. Of course, she added, we strive plow all roads quickly and efficiently. Hanumara (Lot 75) suggested removing trees to allow for more plowing space.

Roads – Susan Kenega reported in Tom Stumpf's absence reading a short report from Tom. Tom and Susan both thanked Kenn Kenega and Ivan Flores for their assistance after the storm for all their hours of shoveling dirt and base on Middle road. Kenn was also thanked for re-sinking the posts for our road signs which had broken off during the storm plowing. Caryl Levy (Lot 168) inquired about the larger trucks using our roads. It was noted that our roads are considered public and we unfortunately can't prevent traffic. But the uptick was acknowledged, with increased delivery trucks on our roads since the pandemic.

Common Area- Kelly Flint announced that a deceased member, Laurel Simpson, left a gift for the association and 1500 daffodil bulbs were bought. There will be a planting day on November 11th from 1-3pm. It was noted that each volunteer household would receive 20 bulbs to take home to plant and beautify our association. Kelly then expressed how thankful she was for the volunteers who came and assisted on the association clean-up day in June. She thanked Pine Rose for hosting a BBQ & Pool party for the volunteers afterwards. The chipper day was also a good success and she appreciated all who participated.

Long Term Planning –Julie Ramirez reported that the 5 year CSP contract had just finally been completed and that the Association will be expecting a reimbursement of approx \$7600.00 of the \$22,000.00 spent on thinning and reducing our fire danger within the common land. Julie then reported that she has been working on an interactive survey map for our Association through our website. This will give homeowners a password protected access to the surveys submitted and uploaded by our owners. The goal would be to eventually have all surveys online which would in turn help future costs for owners and the Association.

Mailing – Tricia Dufour reported that she is hoping to continue increasing the use of email as our mailing costs and postage continues to rise. It was noted that we are still required by law to mail out ballots.

Nominations- Susan Kenega reported in Janet Johnson’s absence. The homeowners were encouraged to take their turn in running for the Board. Or if not able to run for the Board, participate in one of 2 required committees which need members. Susan then reported that incumbents Susan Kenega, Barry Waite and Julie Ramirez had won re-election as well as Trudie Blank who won the dessert bake-off.

President’s Report - Susan Kenega began by thanking the Board and our homeowners who worked hard to look out for their fellow neighbors during our big snow storm. Additionally, she reported that the number of full time residents has increased again this year, making up about 73% of our membership. As we look to the possibility of another severe winter, she encouraged everyone to reach out and check on our neighbors if another situation arises. Susan then encouraged those attending to participate and run for the Board or attend the bi-monthly board meetings.

Public Comments

Trudie Blank (Lot 176) – She added that we also have more truck traffic on our roads since the state mandated trash collection began. Then, she referred all to attend the MAC meetings as they give more insight into what the various agencies are doing and how our representatives are handling things.

As there were no new items of business, Kelly Meade (Lot 174) moved to adjourn the meeting. Marilyn Haas (Lot 11,12) seconded. Yea all. Meeting was adjourned at 9:21 p.m.

Respectfully,



Deborah Beilman, Assistant to the Secretary 2023-2024