



Strawberry Flats Property Owner's Association
ANNUAL MEETING
October 4, 2025

Meeting was called to order by Susan Kenega, President at 7:05 p.m.

There was a time for introduction of new members. Robert Perez (Lot 128) introduced himself and was welcomed. Susan Kenega and the current Board members then introduced themselves and Susan encouraged members to run for the Board next year.

Approval of Minutes- As there was not a quorum set, no motion was made.

Treasurer's report- Barry Waite presented a short report noting the current financial status of the Association as well as the Annual Compilation.

Wood (Lot 127)- Asked about updating the PCR's, Bylaws and handbook, specifically, was there any update from last year's minute's? It was explained that the Board is still weighing things out and that it would take a large percentage of homeowner approval to change just about anything. That makes it difficult as it has been tried in the past and not succeeded.

Flores (Lot 167) – Is reserve getting taxed? Margie Waite (Lot 63) Responded that we get taxed on the interest income only.

Architectural Report- Jeff Callaway reported on how the process works when applying for approval and how it is important to submit a request for all outside work to the property other than landscaping. Also the need to know your lot lines and submit for permits when needed.

Common Area- Brenda Ream reviewed the parameters for our chipping day. She reported that the chipping day along with the annual clean up went very well. She also thanked Pine Rose for volunteering their pool area for the BBQ and swim time that followed the cleanup day. She also noted to have people call the office when they see a dead tree on common land. And lastly, she mentioned that any volunteer to help with common land projects saves on money for other projects. She noted projects could be small or large and having a list of potential volunteers to call would be helpful.

Andreen (Lot 85)- Voiced concerns over the common land area next to him regarding dust, dirt and erosion. Susan Kenega, along with Brenda, mentioned that it had already been discussed in the morning meeting and reforestation work would hopefully begin soon.

Roads – Tom Stumpf reported on the challenge to upkeep the roads on such a small budget with material costs continually rising. He also shared the challenge in picking which one is the worst when they do spend a larger amount. He reported that due to a lighter winter, there was less wear and tear and so patching only was completed with the hopes of saving more in reserve for a larger repaving project in the future.

By-Laws – Kathleen York was absent due to injury.

Long Term Planning –Julie Ramirez reported on the Firewise program and gave an update. Homeowners were asked if they were receiving the insurance discounts. Deborah reported on some handouts she had acquired to help homeowners with the wording. Julie also presented the sign she had created to be posted on the highway along with the Firewise sign. Everyone expressed their appreciation and it was well received.

Mailing – Deborah reported in April Dufour's absence that mailing is continuing to evolve into more email only mailings per allowance with Davis Sterling code. She also noted that there were still some, such as the ballots that still require a mailing. Deborah also explained that ballots did not have to be mailed this year per a newer provision in Davis Sterling that allows election by acclamation: ie. If there are only as many people running as there are openings.

Nominations- Ryan Cook reported on the fact that there is a challenge getting people to run for the Board and the need for better participation. He noted his own positive experience serving on the Board and encouraged others to do so. Ryan also announced Marilyn Hass (Lot 11) as the winner of the 13th annual bake off.

President's Report - Susan Kenega began by thanking the Board and noting that the Board is all volunteer and despite their own personal schedules are still getting things done. That prefaced her explanation about the two Board members missing for the evening. She also asked the members present for feedback on better participation from homeowners.

Public Comments

Ivan Flores (Lot 167) – Asked and commented on how we need more involvement from our Hispanic homeowners, which have grown in numbers over the past few years. Various ideas were then floated. Susan mentioned to him that it is something the Board has been concerned over as well and will be discussed further in future Board meetings.

As there were no new items of business, Susan Kenega adjourned the meeting at 8:15 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 2025-2026