

Fancher Heights Owners Association Board Meeting Minutes

August 19, 2020

Board Attendees: Anthony McCarty, Richard Rogers, Mike Hansen, Tom Bellamy, Christy Walt, Kregg Kappenman, Jerry Roseburg

The August Board Meeting was held at Tom's house. It began at 7:05pm.

The June 4, 2020 HOA Board meeting minutes were read and approved with one correction. It was decided at the June meeting that RV Parking Lot Manager should be a member of the board and that Christy will be taking over as manager. We just need to get the keys and the list of people who are presently using the facility.

The treasurer's reports for June, July and August were reviewed. Anthony moved that they be approved, Jerry seconded the motion. The board voted to approve.

Kregg has been in contact with the owner of the undeveloped lot at 2450 Twin Peaks. The owner indicated that he was working on a plan for fireproof landscaping to be constructed there. Kregg will contact the owner again to check on progress.

We then revisited the issue of the ongoing lack of yard maintenance at 2281 Grand Avenue. A letter was sent to the owner on June 24. It was returned unopened. We decided that it is time to take the next step by starting to assess a fine. A new letter will be sent to the owner of the residence. It will explain that, since no action has taken place to correct the problem up to this point, fines will be assessed in accordance with new Fancher Heights Owner Association Rule 4.10.007.

As part of the fine process, Mike submitted a proposed new fine schedule as Fancher Heights Owners Association Rule 4.10.007 (see attached) to replace Rule 4.10.005. It is designed to simplify administration of the rule and to increase fines over time. The board voted to approve this new rule.

The next issue addressed was the VRBO at 2293 Fancher Heights Blvd. We have received several complaints from neighbors regarding traffic, noise and garbage at this residence. Christy reported that there are two other VRBOs in the neighborhood as well. Review of the CCRs for our community indicated that properties are for residential use only. Use of property for business purposes such as this is prohibited by the CCRs. It was recommended that we send a letter to the three owners of properties being used as VRBOs, referring them to section 10.1 of the CCRs and requesting that this business practice be stopped. Richard made a motion that this letter be sent and Kregg seconded it. The board approved.

Christy presented the concept of adding approval for electronic communication and voting to the board business process. Our present by-laws do not allow for this. With electronic communication being the standard for much of the communications taking place these days, it follows that this would be a good practice to include in our HOA board business operations. Christy made a motion that we present this amendment to our HOA by-laws for a vote by the HOA membership at the annual meeting this fall. Mike seconded the motion and the board approved.

Business outside the board meeting: The proposed storage shed by Jerry at his residence at 2228 FHB had been previously approved by email vote. It was formally approved at this meeting.

It was suggested that we prepare a map with the HOA ownerships and the HOA boundary identified. This would help people see which residences are within the boundary of our HOA. This issue will be addressed at a later meeting.

Finally, the subject of construction trailers and dumpsters was presented by Anthony. He indicated that the residents at 2453 Grand Avenue have requested board approval to allow them to temporarily locate a construction debris dumpster on their property. Since there was not enough detail presented in the request, more information will be requested from them. The board will then approve by email.

No other business was discussed and the meeting ended at 8:45 pm. Our next board meeting will be held September 9 at 7:00 pm at a location to be determined.

Minutes prepared by Jerry Roseburg