

# Fancher Heights Owners Association Annual Meeting Minutes

**November 14, 2018**

Board Attendees: Mark Loyd, Jerry Roseburg, Mike Hansen, Anthony McCarty

Opened at 7:05pm

The meeting opened with introductions of board members and homeowners in attendance.

Mark requested nominations for new board members. Harvey Gejsdal said that he would be willing to be on the board again. With Harvey there were 6 names on the ballot; Mike Hansen, Anthony McCarty, Jerry Roseburg, Harvey Gjesdal. Tom Bellamy and Rick Rogers.

Ballots and Proxy votes for the 2019 board were collected and counted. At first count the total ballot count was 33, just three short for a quorum.

The 2018 budget was reviewed. A brief discussion of 2018 expenses included increased water rates and usage, but the landscape maintenance contract was less.

The proposed budget for 2019 will be met without increasing the HOA membership fees.

Mark reported that the landscape committee decided that no new landscape projects would be proposed at this time since the projects would likely result in property assessments. Some landscape maintenance at the entrance had been done as well as new signs installed, and some additional work was done at Merrill Park. Yet to be done at Merrill Park is to remove some rose bushes and replace them with decorative rock. More gravel will be added at the bench area.

Mark reported that the Design Committee approved new construction at 2339 FHB, the last open lot in the development, and new roofs and paint at this time. He recommended that applications be submitted for all projects to avoid any possible problems with proposals. We had one house painting project that had started without review by the design committee. The color had to be changed after the project started.

There was a brief discussion about property maintenance and an aggressive dog at 2281 Grand Avenue. No proposal was put forward at this time.

Again, the issue of homeowners renting mother-in-law apartments to non-family renters was briefly discussed. There are some that are being rented that way. There is a section in the CC&Rs that prohibits this practice. In addition the issue of renting out portions of houses as Airbnbs was discussed. It was reported that some were being rented this way as well. Both of these issues were tabled for now.

The RV parking area is full with a few people on the waiting, as usual. It was brought up that the people who live in Phase 1 of Fancher Heights will have priority over other residents on the waiting list. It was reported that the entrance gate had been damaged and has since been repaired by the insurance of the person who damaged it.

By the end of the meeting we had at least 3-4 more proxy ballots coming in. This should validate the ballot vote for the 2019 board members and the 2019 budget. So far the names appearing on the ballot for the board positions and the 2019 budget were approved.

The meeting ended at 7:50 pm.