

Fancher Heights Owners Association Annual Meeting

December 12th, 7pm @ Douglas County Land & Transportation Building

***** The Homeowners annual meeting is set for Thursday, December 12th at 7pm at the Douglas County Land & Transportation Building Auditorium. 140 19th St NW A, East Wenatchee *****

Annual Meeting Agenda

Election of Board Members for 2020

2020 Budget and Finances

Landscape Report

Design Committee Report

Compliance Report
* *Parking Policy*

Open Discussion

- Enclosed you will also find the proposed budget for 2020. The Board recommends raising the current dues level to \$225 per year. This proposed increase is a direct reflection of the continued rate increases from the East Wenatchee Water District for maintaining both Merrill Park and the strips on the boulevard, along with the anticipated increased outside labor costs due to the minimum wage rate hike to take affect January, 2020. You can see the breakdown of this in the attached proposed budget, and it is also posted on the FHOA website at Fancherheights.org.
- We are also in dire need of some HOA members to step forward and participate in some of the board duties. There are five serving members currently, and for the board to operate efficiently we are looking for two new additional board members. The board will meet quarterly plus the annual meeting, and dues will be waived for all participating board members.

The alternative to not having volunteer board members would be to turn the Board duties over to a property management company. They would handle most of the duties of the HOA, however, there would be no guarantee's they would help our community enforce the covenants that we all get a benefit from. Last year, the cost to do this is an additional \$600 per month, over the budget. It still requires the involvement of board members, but it does take care of the majority of the financial and correspondence duties. IF the cost is the same as the previous year, it would likely result in a dues increase of approximately \$60 per year above the proposed budget with our current financial situation

If you wish to help us in any capacity, please send us an e-mail at fancherheights@gmail.com and we will get you on the ballot and nominate you for the official election at the annual meeting.

The election procedure is as follows...

- 1) Candidates must be nominated by the nominating committee (the Board) or from the floor at the Annual Meeting.
- 2) Vote is by secret written ballot, these will be available at the meeting. Officers are elected by the new Board, not by the members/owners.
- 3) A quorum is required for a valid election. A quorum is 3/10 (36) of the members. A proxy counts towards a quorum.
- 4) If a quorum is not present, the Annual Meeting must be adjourned and rescheduled. The way the proposed proxy is written, it remains valid until a meeting with a quorum is achieved.

In this letter you will find a ballot/proxy for the meeting. If you are unable to attend, please return this proxy in time for the meeting with your voting preferences and the person you are assigning the proxy to noted. You may also assign it to a neighbor that will be attending the meeting

Mail your proxy to: FHOA
2472 Twin Peaks View
East Wenatchee, WA 98802

We are continuing the effort to get everyone's email address in our database for these communications. This will simplify the job of getting information, such as this, out to the membership. If you have a form included at the bottom of this letter, it means we need a current e-mail address for you. We have about 4/5 of the membership currently in our database. We hope to make it 100%! Please take a minute and e-mail us at fancherheights@gmail.com with your preferred e-mail (or e-mails) and any other pertinent contact information. A phone number would be appreciated as well in case we ever need to contact you in any kind of emergency situation.

Thank you, and we look forward to seeing you at the Annual Meeting in December,

The FHOA Board

Tom Bellamy, Jerry Roseburg, Mike Hansen, Anthony McCarty, Rick Rogers

Contact Information Needed

We need your e-mail! Please email us with this information at FancherHeights@gmail.com or return this form to us at:

FHOA
2472 Twin Peaks View
East Wenatchee, WA 98802

NAME: _____

ADDRESS: _____

E-MAIL: _____

PHONE: (optional) _____