

# **Fancher Heights Owners Association Board Meeting Minutes**

**January 20, 2021**

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

The January Board Meeting was conducted via Zoom. It began at 7:04 pm.

The first order of business was the replacement of Anthony McCarty as president. He will be moving out of town. After some discussion Christy Walt decided that she could be president and Kregg Kappenman vice president. Mike Hansen made a motion to that effect and Richard Rogers seconded. The board approved. Other officers will remain the same.

Since no agenda was prepared we started with the usual order, reading of the minutes for the last meeting (September 9, 2020), then the treasurer report. Tom Bellamy made a motion to accept the minutes as written and Mike Hansen seconded. The board approved.

The next item addressed was the January 2021 treasurer's report. After a quick review and comments by Tom Bellamy, it was decided that we could leave the annual dues at the present rate of \$225 per year and still have a good budget for the coming year. Jerry moved that the treasurer report be approved and Mike Hansen seconded. The board approved the treasurer's.

Tom will send out notices to the home owners for the 2021 dues by the end of January. Included will be a notice to the home owners about the annual HOA meeting to be held on February 24. It will be a Zoom meeting set up by Christy. The owners of the new house at 2339 Fancher Heights Blvd will be added to the list. The RV Parking dues will not be included as usual. The board will conduct a review of present renters first.

The next item addressed was RV Parking. Tom reported that the website had been changed to show Christy as the contact. There will be two spots opening up from owners at 2362 Grand Ave. and 2280 Fancher Heights Blvd. It was recommended that we let the Title Company know that RV Parking does not go with the transfer of title to new home owners. We have a waiting list for the spots that will be used to reassign open spots. Christy along with a couple of the other board members will conduct a review, including pictures, to determine who is using the spots for storage rather than actively using RVs that are stored there. This will be done by January 27.

Tom reported that the people at 2362 Grand Ave. Have moved out. The Title Company will pay the delinquent annual HOA dues and related fines.

The next item discussed was compliance reviews. Tom reported that there was a request for an appeal hearing for fines assessed to the owners at 2236 Fancher Heights Blvd. for parking unusable cars in their driveway, They have paid \$300 in fines so far and the car is still there. Mike asked that any correspondence from home owners regarding fines and appeal requests be sent to him as well so he can respond. Mike indicated that he told the owner that the fines would likely be forgiven if he complies with the HOA covenants. He went on to say that he gives the folks that he contacts a copy of the specific rule including the fine schedule. In this case he asked the owner for an email explanation as to why they don't feel that the fine is justified. The board decided to continue assessing fines until we hear back. Mike will forward to the board any correspondence he receives.

The property at 2303 Grand Ave. (Sharon Miller) was next on the agenda. So far fines of \$1,800 have been assessed for noncompliance with property maintenance rules. Neither the owner nor the residents at the property has responded. The property is in foreclosure so we will likely be dealing with a bank. In the mean time we will continue assessing fines.

The VRBO issue was next. Tom will contact Anthony McCarty about the draft letter to the owners he was preparing. We will address this issue again at our next meeting. A garbage can in front of one of the properties has been an issue. This will be taken up with the owners.

Tom reported that before last November he had placed a notice on the website stating that, due to COVID, the annual HOA Meeting for 2020 would be rolled in to the 2021 meeting. After some discussion the board decided to hold an annual HOA Meeting on February 24 via Zoom. On the notice to the home owners we will mention that we are operating from our draft budget until after the meeting. The board will develop a list of agenda items at our February 10 board meeting.

Kregg reported that he thinks that our website may have been hacked. Some hits on the website have been redirected to an online pharmacy. This will be checked out.

The meeting ended at 8:30 pm. Our next board meeting will be held February 10 at 7:00 pm via Zoom.

Minutes Prepared by Jerry Roseburg