

Fancher Heights Owners Association Board Meeting Minutes

February 10, 2021

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

The February Board Meeting was conducted via Zoom. It began at 7:10 pm.

Since no agenda was prepared we started with the usual order, reading of the minutes for the last meeting (January 20, 2021), then the treasures report. The minutes we read. Tom Bellamy made a motion to accept the minutes as written and Kregg seconded. The board approved.

The next item addressed was the February 2021 treasurer's report. Tom reported that the title company paid the 2020 dues and fines for the property at 2362 Grand Ave. And that dues received are running a little behind last year at this time. An item was added to the treasurer's report to cover Vita Greene garbage pick up over the winter. The RV dues were transferred over to savings. Past due dues received after the first of the year will be moved back to 2020 to keep year to year budget numbers more clear. Tom explained that the variance column on the report shows the difference between the income and expense for this year versus last year. Jerry made a motion to approve the Treasurer's Report. Kregg seconded and the board approved.

Tom reported that he spent quite a bit of time updating the website. He had to purchase updates for the GoDaddy host web software for \$215. He also purchase Jetpack software for file backup for \$100/year. This will improve website security and functionality.

After reviewing the proposed budget for 2021, we decided to leave the HOA dues at the 2020 level. Notices for the annual RV Dues have not been sent yet. Christy suggested that we raise the RV dues a little to help the budget for potentially paving of the lot. Christy will get a couple quotes. We will make a decision after we receive the quotes and have visited the RV park. Several of us will meet at the lot tomorrow to evaluate.

We next discussed how to handle email messages addressed to the HOA. It was decided that Tom will take care of items that deal with financial issues and Christy will take care of the rest.

Merrill Park was the next item discussed. Richard will help install the signs after purchasing the necessary posts and hardware. Tom moved that the board will reimburse Tom for posts and hardware. Kregg seconded and the Board approved. We will evaluate garbage can locations after the signs have been installed.

Kregg reported that the bench in Merrill Park has been tagged with graffiti. He will stop by tomorrow to evaluate. The members of the board who will be at the RV Parking lot tomorrow will discuss corrective measures

The VRBO issue was next. We still have questions about whether or not the CC & Rs allow for such businesses. It was decided that we would bring it to the Home Owners at our annual meeting February 24.

The next item discussed was the annual meeting agenda. We will present the 2021 budget for approval. We will give a brief Landscape committee report and a compliance report, touching on the goals of the rules. We will talk about snow removal on neighborhood sidewalks. We will discuss the VRBO issues and request feedback from the Home owners. Finally voting on the budget and board members will be done via Zoom and with proxy votes received. Tom reported that he has received several proxy votes to date. Tom will send out a "save the date" for the annual meeting by email to all home owners

The issue of what makes up a quorum was brought up. There has been some confusion as to what defines a quorum for voting purposes. We will investigate before the annual meeting.

The meeting ended at 8:34 pm. The annual Home Owners meeting will be held February 24 at 7:00 pm via Zoom.

Minutes Prepared by Jerry Roseburg