

# Fancher Heights Owners Association Board Meeting Minutes

**May 12, 2021**

Board Meeting Attendees: Tom Bellamy, Christy Walt, Kregg

Kappenman, Jerry Roseburg, Mike Hansen

Harvey Gjesdal joined the meeting

The May Board Meeting was conducted via Zoom. It began at 7:03 pm.

For the first order of business we reviewed the minutes for the annual HOA meeting (February 24, 2021) Mike Hansen made a motion to accept the minutes as presented and Tom Bellamy seconded. The board approved.

The next item addressed was the February 10, 2021 Board meeting minutes. Mike made a motion to accept the minutes as presented. Kregg Kappenman seconded. The Board approved.

Tom Bellamy presented the Treasurer's reports for March, April and May. Insurance has gone up a little this year. The big expenses were related to Vita Green services, including winter trash pick-up at Merrill Park, Thatching and aerating of lawn areas, and irrigation repair. Jerry expanded on the irrigation repair item. One timer was replaced, several sprinklers were adjusted and a couple sprinklers were replaced. Christy reported that the RV Dues notices have not yet been sent. Tom reported that 4 people have submitted their RV Dues, 3 at the old rate of \$125 and one at the new rate of \$200. Tom reported that all but 2 have paid their annual HOA Dues. Both have been a problem in the past. Response from the property at 2303 Grand Avenue (Sharon Miller) as been difficult. Christy reported that she had talked to Sharon Miller on March 3. Sharon indicated that they were going to have a garage sale then let the bank take the house. She has a reverse mortgage that she cannot pay off.

Kregg reported that the sign have been installed at Merrill Park.

We next addressed fines for RV and unused car Parking. Harvey Gjesdal appeared to ask the board to forgiven the fine he was assessed for a utility trailer that he had parked beside his garage for awhile. Mike explained that he

had overlooked two previous issues with RVs parked long-term at his place. One was a boat and the other was a travel trailer. Mike went on to explain that our goal was not to collect money but to get compliance with the HOA rules. Kregg explained that one of the things that he looked at when moving here was the lack of RVs parked in yards. Mike motioned that the fine be forgiven and Tom seconded. The board approved. Harvey stated that he would do his best to control the parking in the future. Harvey left the meeting.

We next a request from Susan Graden (2322 Grand Avenue) to forgive fines for the long-term parking of a utility trailer used for hauling and storing construction materials in her yard. Mike explained that he had logs showing the trailer on-site many weeks this year and quite a few last year. The Gradens bought their house in August of 2019. Kregg suggested that we forgive the fines if compliance has been gained and continued until the next board meeting in August. Mike made a motion to this affect and Jerry seconded. The board approved.

We next discussed the proposed driveway expansion at the Gradens (2322 Grand Avenue). Christy showed us a schematic and talked about what to do next. Mike suggested that we need more detail and that we review the design guidelines. Tom suggested that we meet on-site and have a look soon. Those who can will meet next Tuesday at 7:00 pm. Mike will send an email to the Gradens asking for more detail on the driveway expansion plans and explain our decision on the trailer parking fine.

Steve Moehead joined the meeting. He would like to see amendments to The RV parking rules to more clearly define allowable time fore temporary parking of RVs at residences. Mike and Kregg explained how the fines are administered at this time. The Board will take his suggestion under advisement and address possible clarity at our next meeting. Steve left the meeting.

Susan Graden joined the meeting to discuss her trailer fine and driveway expansion project. Graden explained that they need the trailer for on-going construction projects at her house. Mike explained that the goal of the trailer parking fine is to get compliance with RV and Trailer parking rule in the neighborhood and that he has logs that show the number of weeks that he has observed the trailer. We explained that the fines would be forgiven if compliance is achieved and maintained until the next board meeting.

Christy then asked Susan for more details for her driveway expansion project, explaining that it is hard for the Board to approve without more details about the project. Susan explained that they want to expand their driveway so vehicles can pass and that there would be no changes at the street. Tom told

her that some of the Board will stop by next Tuesday to have a look. Susan said that she would add more details to her plan and left the meeting

The board then took up parking fines for Taplett (2236 Fancher Heights Blvd). Mike said that he has on-going issues with inoperable vehicles parked in the front yard. Even though the latest one is licensed, it has not moved in a long time. Christy asked Taplett for documentation showing when the latest one was licensed. Tom suggested that the Board may need to make the call to fine inoperable vehicles even though they are licensed.

Tom reported that he received an email on Monday about the junk at 2353 Grand Avenue. It has been cleaned up.

Mr Novak (2269 Sunrise Place submitted a request for a pre-design meeting with the Board to discuss his plans for expanding a driveway and constructing a shop in his back yard. We will ask for more details including a site plan, materials and finishes before we meet.

RV parking invoices will soon be sent out with the new fee of \$200 per year.

The HOA received an email message from [luxury@gmail.com](mailto:luxury@gmail.com) asking the Board to take action on the yard maintenance at 2281 Grand Avenue and address the noisy airplanes taking off and landing at Pangborn. Since the Board has no identity for the person at this email address, no action will be taken.

Tom reported that he had gotten an email message from the reverse mortgage company for the property at 2281 Grand Avenue asking the status of this property. He told them that it was in bad shape, and that \$400 in HOA dues and about \$3100 in property condition fines are due.

The meeting ended at 9:00 pm. The next Board meeting will be held August 10 at 7:00 pm via Zoom.

Minutes Prepared by Jerry Roseburg