

Fancher Heights HOA Annual Meeting Minutes

February 24, 2021

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

HOA Attendees: Shawn and Jennifer Fitzpatrick, Harvey Gjesdal, Suzi Graden, Brandon Greenwood, Kerry Kappenman, Lori Shimek

The 2020 Annual HOA meeting was held via Zoom and began at 7:09pm. Christy Walt lead the meeting.

A quick tally of Attendees and Paper proxies was conducted. 11 households were in attendance and 23 paper proxies were received for a total number of 34 HOA votes. This number is just enough to qualify as a quorum.

The first order of business was the vote to approve the 2021 Board. Kerry Keppenman made a motion to approve the candidates listed on the ballot. Harvey Gjesdal seconded the motion. A verbal vote was taken and the candidates were approved. The 2021 HOA Board consists of Tom Bellamy, Mike Hansen, Kregg Kappenman, Jerry Roseburg, Richard Rogers and Christy Walt.

A question came from Suzi Graden regarding approval of a change to her driveway to improve the entrance. She plans to use asphalt. She was told that the Board's position is that she should first obtain county approval, then present her plan to the Board. If the county approves, likely the Board will approve.

Tom Bellamy next presented the 2021 budget. He explained that we are seeing a slight increase in costs, but is proposing to keep the annual dues at the 2020 level of \$225 per year. We have enough money in our savings to provide a safety net. He also presented the proposal that we increase the RV Parking space dues to \$200 per year. We are looking at some improvements to the parking area that will help identify specific parking stalls. This could result in being able to add a couple spots. Also potential pavement of the lot was suggested. Christy Walt called for approval of the 2021 budget. Harvey Gjesdal made a motion to approve the budget as presented. Mike Hansen seconded. A verbal vote was taken and the budget was approved.

Jerry Roseburg gave a brief report for the Landscape committee. Vita Green is our maintenance service. With our aging irrigation system we have had to get some minor repairs done each year. We are investigating some water efficiency measures.

We added bi-weekly winter garbage pick up at Merrill Park. This item had not been included in our landscape maintenance service contract.

Christy talked about the signs we had purchased for Merrill Park to inform users that park is a private park, hoping that this would help control things like garbage left scattered around and to discourage late night useage.

Harvey Gjesdal asked if we were going to replace the trees that were removed along the boulevard. Christy said that we were not considering any replacement at this time. Douglas County is very concerned about any landscape plantings that could damage the sidewalks or street.

There was no Design Committee report.

Next Mike Hansen gave his Compliance report. He briefly discussed enforcement of the CC&Rs regarding visual maintenance of owners lots. He talked about one residence that is not being maintained by its absentee owner. This residence is accumulating a \$100/week fine at this time. He has not been able to make contact the owner.

He next talked about parking of unusable cars in front of residences. Because of our past history with this issue the Board developed a rule with fines to address this.

He then talked about enforcement of trailer and RV parking at residences. Our goal is to maintain property values in the community. He has been working this issue and has attained fairly good compliance.

Garbage cans stored in front of residences is becoming a problem. There is one VRBO that has been particular problem.

Keeping sidewalks clear of bushes etc. has not been a big problem. He hasn't contacted any residences about this issue.

The subject of VRBOs was the next item on the agenda. Christy mentioned that we have been working this issue. There has been concerns about uses of single family residences. She had contacted an attorney who suggested that we had to be very careful restricting how people use their private property. Before we take any action, we need to study the issue and make sure that we are on solid ground. Mike brought up the issue of one lot with 2 addresses. Christy mentioned that each lot can only have one address according to the CC&Rs.

Tom Bellamy recommended that the Board send a letter to new homeowners welcoming them to the community and encouraging them to review the CC&Rs. Tom made a motion that we send out this letter. Mike seconded the motion. The motion was approved.

Jennifer Fitzpatrick asked about long-term parking of multiple useable vehicles in front of residence. There is a residence near her home that has a gravel area next to the driveway being used to park multiple vehicles. They are driving over the curb to access. Christy said that we have no specific rule at this time. The Board will look into this at our next meeting. Jennifer also asked about tires and garbage bags being stored in front of residences. The Board will address this issue as well.

Harvey Gjesdal commented how well he likes the way we are keeping the neighborhood clean.

No other business was discussed and the meeting ended at 7:44 pm.

Minutes prepared by Jerry Roseburg