

Fancher Heights HOA Annual Meeting Minutes

November 30, 2021

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

HOA Attendees: Lutz/Welty, Ruiz, Mullen, Mathena, Lyons, Harn,
Greenwood, Bush, Moyers, Phillips, Younie, Buzzara

Before the official start of the meeting votes for 2022 board members and the 2022 budget were counted. After counting votes from attendees and proxies a total of 36 were received, enough for a quorum.

Board president Christy Walt called the meeting to order at 7:23 pm. Christy stated that Jerry Roseburg would be leaving the board, There are now two vacant positions. She then called for Board member candidates. Ryan Mathena and Michael Harn stated that they would be interested in becoming board members. Their names were added to the ballot. Jerry moved that the ballot with board candidates for 2022 be brought to a vote. Rick Rogers seconded the motion. The HOA membership voted and approved the Board member candidates, including the new ones. Christy stated that Board member assignments and duties would be discussed at the next board meeting.

The next order of business was the 2022 budget. Tom Bellamy presented the proposed 2022 budget in which he proposed increasing the annual dues to \$250. He stated that the 2021 expenses were higher than in the past, mostly due to higher landscape maintenance costs. Water and general landscape maintenance were higher. The hotter than usual temperatures and lack of control on watering schedule were the main causes. Christy mention that fungus issues in some of the lawn ares also added to the higher expenses. Some general discussion followed about how to control expenses. It was concluded that the Board would take a more active role in water application rates. The question was asked when the landscape maintenance service would be bid again. Jerry stated that it is scheduled be bid again this coming spring. Lately the landscape maintenance contracts have been bid every 2 years. Steve Lutz suggested that the next landscape maintenance request for proposals specify a 1-year and a 2-year bid to maybe help control costs.

Mike Hansen made a motion to bring the proposed 2022 budget to a vote. Kregg Kappenman seconded the motion. Some discussion followed. Steve Lutz asked what was our target for surplus. Tom explained that the budget surpluses have been hovering around \$10,000 in recent years. Christy stated that the Board felt that this was an appropriate figure to cover potential emergencies. A vote was taken and the 2022 budget was approved.

The next item discussed was the RV parking area. Christy stated that the Board has been looking into issues with present utilization. It was reported that some RVs in the facility have been stored for a long period of time. Ryan Mathena said that he had looked at aerial photos of the area and determine that two vehicles have not moved since at least 2012. It is the general feeling that members of the Board and other HOA member want the RV parking lot used as parking for those RVs that are actually being used, not as storage facility. Ryan also mentioned that he has been studying other HOA RV parking policies. He presented a list of processes that can be used to regulate RV parking. Patty _____ suggested that RV parking should be rotated among the HOA members. These items will be addressed at the next Board meeting. Michael Harn stated that he would like any rule changes to allow for RVs that are used yearly, but that are parked for months at a time. After more discussion, it was decided that the RV parking facility should be used for vehicles that are roadworthy, licensed and insured. Steve Lutz made a motion to bring this concept to a vote. Susan Mullen seconded the motion. A vote was taken and the HOA membership approved the RV parking requirements for vehicles that are roadworthy, licensed and insured.

Tom reported that the Board decided to raise the RV dues to \$200/year help fund improvements such as marking out the parking spaces, maybe some paving work and other improvements to the lot. At this point the money collected for RV parking is in a separate account dedicated to maintenance and improvements for the lot. Mike Harn suggested that the RV money should be combined with the general budget thus benefiting all owners. Ms Younie stated that we should be charging a competitive rate so we are not competing with private lots. Christy indicated that these issues would be brought up at the next Board meeting.

Tara Phillips suggested that we look in to modifying the CC&Rs so that people could park RVs at their homes behind fences. Emily Lyons agreed. Sheri Ruiz asked about the process to change the CC&Rs to allow for RV parking at residences. It was mentioned that this is a pretty hot topic with residences. There are some pretty definite opinions both ways so changes will have to be made with caution. Christy will make this a topic at the next Board meeting.

Ms Younie asked how to get project forms. They are not available on the website at this time. Tom stated that he will re-install the form on the website. It evidently didn't get re-installed after a software up-date.

Christy reported that the house at 2303 Grand Ave. has been sold. The house has been repaired and the landscaping was redone. The HOA has collected the fines that had been assessed for lack of property maintenance.

Susan Mullen asked what is being done about Air BNBs in the neighborhood. Christy reported that she had talked to an attorney about this. He indicated that any kind of regulation would have to be approached with great care. Property rights issues are a big deal. At this point the Board has taken a wait and see approach. We will see how Chelan and Douglas counties regulate them. The issue is not off the table. Mike Lutz suggested that we identify properties that are Air BNBs. This too will have to be approached with caution.

The meeting ended at 8:31 pm. Our next board meeting will be held February or March via Zoom.

Minutes Prepared by Jerry Roseburg