

Fancher Heights HOA Board Meeting

September 9, 2025

Attending: Megan, Steve, Nicole, Kristen, Stephanie & Ryan. Absent: Jenny & Traci Jo

Meeting called to order at 7:30

The June 25, 2025, board meeting minutes were approved and can be posted to the website.

The financial statements for the months of June, July and August were approved and can be posted to the website.

All homeowner dues have been collected.

The Board voted to change a by-law that would allow volunteer board members to be exempt from paying dues. This would have to be approved by a 51% majority of the 122 homeowners at the annual meeting.

RV Lot: Ryan discussed graveling the entry area to the lot, although graveling makes the gate difficult to use. There was talk of putting a strip of concrete in that the wheel on the gate would track when opening and closing.

Several homes have not kept up with maintaining their landscaping. Stephanie will create a letter that can be delivered to the door of the violators.

Unfinished Business:

1. Merrill Park Sign. Kristen has volunteered to repaint and preserve. She had a few questions on colors.
2. Blvd. Lights. The approximate cost to change all the lights to LED will be about \$3000. Stephanie will get another bid from Schmidt Electric or Apple City Electric. Once a budget is created for 2026, we will review whether there is money to cover this expense or if a special assessment is needed.
3. Website. Traci Jo was not present to update us on her progress.

New Business:

1. Annual Meeting. The date of the annual meeting will be Thursday, November 13, 2025. We discussed whether to continue with the zoom concept or meet in person and decided attendance would be higher if we had an electronic meeting. It was decided to email meeting notices but have since learned they must be sent USPS. Notice will also be posted at the website, the mailbox, and on Facebook. Ryan will create the mailer to go to homeowners for the annual meeting. Board members meeting prior to the meeting may not be necessary as we will communicate by email and text. Topics of information and/or discussion for this meeting will be a. Park sign refurbish/replacement cost, b. Boulevard lights and costs, c. Dues increase to \$300 and possible special assessment, d. discuss changing boulevard –removing grass and putting in rocks, e. vote on board members be exempt from annual dues (or possibly the officers being exempt), f. inform members that boats and RVs are only allowed to park at their residences 48 hours in front and back of their trips, g. Discuss overgrown landscaping encouraging owners to not encroach on the public walkways.

The Meeting was adjourned at 8:48 pm.