

## Fancher Heights Board Meeting

January 22, 2026

Board Members attending: Ryan, Megan, Nicole, Traci, Steve, Stephanie, Kristen

Meeting called to order at 7:05 at Stephanie Younie's home.

**Boulevard Lights:** The Board decided to continue replacing the halogen lights for as long as we can buy them. Once we cannot purchase them, a decision will have to be made to either convert the current light fixtures to accommodate LED lights (~\$8,500) or replace the whole lamp at top of posts upgrading them to LED and choosing a fixture aesthetically pleasing (~\$25,000). A motion was made and passed to hire an electrician to fix lights 7 and 8 and order more bulbs to have on hand.

**Merrill Park hillside:** Steve will call landscapers to destroy the hole in the hillside by caving it in.

Our water bill may be higher than usual in the late fall because the landscapers put a fungicide on the grass which required continued watering. There is also a break in the line near Merrill Park which will have to be repaired in the spring due to construction nearby.

The Revised Codes of Washington RCW 64.9 outline new rules for HOAs to follow. Many of the rules do not pertain to our HOA, but some do. The State suggests they want all HOAs CCRs be amended to adhere to these changes which will take effect in 2028. These new laws will supersede current HOA rules. Whether this Board wants to take this on will continue to be discussed. A majority (51%) of our 122 homeowners would have to vote and agree to these changes to modify our CCRs.

**Website:** Traci did not know if the website could be modified to add a payment process for annual dues through the site by the time dues need to be collected this year. Ryan will investigate a Venmo account to see if this could be another possible avenue (beside writing a check) for homeowners to pay dues.

**RV Lot:** There was some discussion about using Fischer Landscaping last year for weed control. Nicole stated she may go back to using Vita Green this year. Ryan reached out to

the building owner near the gate about adding gravel around the gate area and hasn't connected with the person yet. Nicole will be reaching out for someone to repair the gate.

LED lights on Houses: Stephanie suggested there should be some constancy to the color of LED bulbs that homeowners are using on the exterior of homes and at ends of driveways recommending the softer more yellow LED lights as opposed to the colder blue tones of lights.

#### 2026 Board Positions:

President: Ryan

President Elect: Traci

Secretary: Stephanie

Treasurer: Megan

RV Lot: Nicole

Landscape: Steve

Website: Kristen

Architectural Approvals: Kristen

If we can't get more people to volunteer to be on the Board, we talked about hiring out the job that the Treasurer performs. The treasurer job is huge, and they have many tasks such as check mail every day, sending out bills for dues, individual attention to those who will not provide us with their email, bank deposits, property taxes, paying all bills, bank issues, etc. It is a thankless job. Megan will be the treasurer for one more year. After that time, we may have to hire the position out.

The Financial Statements for Oct, Nov, and Dec. were approved and can be posted on the website.

The next board meeting will be March 19 at 7 pm.

Meeting was adjourned at 8:50 pm.