Fancher Heights Board Meeting

November 3, 2026

Stephanie Younie's home

Attending: Kristen, Traci, Ryan, Steve, Stephanie, Nicole (phone in)

Motion made and approved to accept October 2026 meeting minutes.

Motion made and approved to accept October financial report.

Motion made and approved with one nay to increase 2027 dues to $400.

Ryan amended roofing requirements. Documents were signed by 3 design committee members. These will be recorded in Douglas County and added to the website.

Nicole's husband merged all new State laws with our CCRs and Bylaws so members will soon be able to click on the link at our website then do a specific search for any area of interest such as roofing requirements. This was a large undertaking, and we appreciate his help with the technology to make this happen.

Traci presented financial reports and a 2027 budget. Much discussion occurred over the increased costs to manage our common areas this year. Traci and Steve met with Eastmont Water district several times and reviewed all their data supporting the massive increase in water costs. The district replaced the meter last May. It apparently was not reading the usage for the Boulevard area correctly. For 4 years (2022-2025) we were grossly uncharged for usage compared to previous years. This has been corrected now and with increased costs for water and accurate readings our water costs this year for the boulevard doubled. This has necessitated an immediate need to increase the dues for 2027.

Violations: homeowners who were in violation of HOA rules who were notified several months ago have for the most part corrected their issues. Some have not.

Traci suggested we invest in a scanner to all data can be put on a zip drive and backed up. The HOA still has a filing cabinet that gets moved around from Board member to Board member containing information going back to the beginning of the HOA. All this could be scanned and the filing cabinet eliminated. Another issue are treasures using different systems, Apple computers vs Microsoft apps to prepare financial statements.

Annual meeting agenda suggestions:

1. Vote on new board members
2. Vote on ratifying annual budget
3. Repair of blvd lights and future cost to replace
4. Merrill Park sign
5. Landscape contract
6. Discuss annual water usage and cost

Adjourned at 8:38.