

Fountain Valley Ranch HOA – Board of Directors Meeting

Wednesday, May 17, 2023

I. CALL TO ORDER

- Pat called the meeting to order at 6:39pm.

Board Members Present:

1. Treasurer – Pat Johnson (expires 10/2023)
2. (Vacant)
3. (Vacant)

Board Members Absent:

1. N/A

Volunteers in attendance:

1. Secretary – Hans Anderson
2. Evelyn Davis – New Volunteer

Homeowners present:

1. Nichele Ferribee
2. Phylisha
3. Sue Stinson

II. APPROVAL OF MEETING MINUTES

- Motion by Pat to approve the minutes of the Board of Directors Meeting of 8 March 2023.
Motion Carried.

III. FINANCIAL REPORT April 2023

Accounts

Checking	\$ 57,702.93
Savings	\$ 15,530.79

Income

Closings	\$1,050.00
o February, March, April	
HOA dues	\$2,318.00
Total Income	\$3,368.00

Expenses

Accountant	\$100.00
HOA Cell Phone	\$39.27
Attorney	\$230.00
Total Expenses	\$369.27

IV. COMMITTEES:

Architectural Control Committee (ACC)

- 3/28/2023 – 1220 Quinlan Ct – Carport in backyard
- 4/26/2023 – 480 Athens Dr – Painting exterior
- 4/27/2023 – 835 Eagle Bend Dr – Stucco
- 5/7/2023 – 1090 Withington Dr – Zero-scaping Front Yard

Covenants Committee:

- All complaints called into HOA must be accompanied by a picture

Newsletter Committee:

- No updates at this time

Welcoming Committee:

- No updates at this time

V. Homeowners Concerns:

- None received

VI. OLD BUSINESS

- 2023 Annual Meeting Update. The Fountain Valley Ranch HOA 6 & 3B annual meeting was attempted on April 4, 2023. Since only 4 homes out of 425 were represented by present homeowners, the annual meeting did not have Quorum. Some advisory HOA updates were communicated, but the meeting did not have any official status and no votes during the meeting were valid.

There was some regrettable confusion about the status of the meeting at the time, but the Board afterward consulted their legal services, Altitude Law, who confirmed that a 1/3 of homeowners, by proxy or in person, are required to conduct the annual meeting.

VII. NEW BUSINESS

- Appointing new board members. After conference with the HOA legal services Altitude Law, the following processes was agreed to follow our HOA bylaws in order to fill our vacant positions in the Board of Directors.

A few homeowners have volunteered to fill the vacant seats in the Board of Directors. Per *Amended Bylaws of Fountain Valley Ranch Filing No. 6 & 3B Homeowners Association, INC.* (dated March 6, 1997), Article IV, paragraph 5 (Vacancies), Pat votes to install the following persons into the Board of Directors:

- Anne Blackburn
- Evelyn Davis

This change was voted on and passed. Welcome new Board members!

- Assigning officer positions. Per *Amended Bylaws of Fountain Valley Ranch Filing No. 6 & 3B Homeowners Association, INC.* (dated March 6, 1997), Article V, paragraph 2 (Election of Officers) and paragraph 3 (Resignation, Removal, Vacancies and Multiple Offices), the board voted to elect the following Officer assignments:

- President: Pat Johnson

- Vice President: Evelyn Davis
- Treasurer: Anne Blackburn
- Secretary: Hans Anderson

This change was agreed by a majority of the Board of Directors.

- Committee positions. President Pat assigns the following volunteers to committee positions:
 - Covenants Enforcement: Dave Harper
- Presentation of Juli, Property Manager Applicant for Covenant Control. The Board would like to delegate the Covenants Enforcement duties to ensure more timely and active monitoring of HOA rules and regulations.
 - The new Board would like to meet together with Juli before the next monthly meeting to determine if her services align with the needs of our HOA.

VIII. NEXT MEETING

- Next Meeting is Tuesday, 13 June 2023 at 6:30pm.
- Location: ONLINE ONLY. Go to <https://fvrhoa.com> and click **Join Meeting**.
- Motion by Pat to adjourn the meeting at 7:17pm. Motion Carried.

May 17, 2023

From: Juli Henry
To: FVR HOA Board

I would be honored to work with your HOA.

A little about myself and qualifications.

I am a military Veteran. When I left active Duty I was the mayor of my military community when I lived in Upstate NY. I was responsible for the day to day operations of managing the property.

I have a degree in banking/finance so I am well and versed in all aspects of finance. I was the President of my current HOA for 2 yrs until I resigned so I could run for office. We became self managed when I was elected to the board. My responsibilities e to maintain covenant control, make sure all association bills were paid, work with the lawyer on behalf of the board/community, get yearly quotes for insurance and make sure all dues were paid on time.

In 2020 I started my own HOA Property Management Company. I wanted to help more communities maintain their part values.

With dealing with other Property Management Companies I felt that homeowners were not getting what their dues were paying for.

Many HOA Property Management Companies forget that they work for the homeowners not the other way around.

After the 2022 election I was able to put all my energy back into my company. I currently manage Wild Sage Townhome Owners Association. I am working with the board and homeowners to bring their property values back up to where they should be. Their last property management company did not maintain the property. By the end of the summer we should be back to at least 90% of the projects that need to be completed.

I am very passionate about my job and very dedicated to the properties I manage.

I am more than happy to answer. Questions anyone have.

Respectfully,

Juli Henry
HOA Property Management Services