

Fountain Valley Ranch HOA – Board of Directors Meeting

Tuesday, June 13, 2023

I. CALL TO ORDER

- Pat called the meeting to order at 6:42pm.

Board Members Present:

- President – Pat Johnson
- Vice President – Evelyn Davis

Board Members Absent:

- Treasurer – Anne Blackburn

Volunteers in attendance:

1. Secretary – Hans Anderson

Homeowners present:

1. Nichelle Ferribee
2. Sue Stinson

II. APPROVAL OF MEETING MINUTES

- Motion by Evelyn to approve the minutes of the Board of Directors Meeting of 17 May 2023.
Seconded by Pat. Motion Carried.

III. FINANCIAL REPORT May 2023

Accounts

Checking	\$ 57,297.58
Savings	\$ 15,530.79

Income

HOA dues	\$504.42
Total Income	\$504.42

Expenses

Accountant	\$200.00
Attorney	\$230.00
HOA Cell Phone	\$39.27
Caliber Software	\$404.50
Total Expenses	\$873.77

IV. COMMITTEES:

Architectural Control Committee (ACC)

- 4/26/2023 – 480 Athens Dr – Request for painting exterior. Approved.
- 4/27/2023 – 835 Eagle Bend Dr – Request for stucco exterior. Approved.
- 5/7/2023 – 1090 Withington Dr – Request for zero-scaping front yard. Approved.
- 5/17/2023 – 945 Binger Dr – Request for painting exterior. Waiting for color samples.

Covenants Committee:

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

Newsletter Committee:

- No updates at this time

Welcoming Committee:

- Volunteers needed

V. Homeowners Concerns:

- Common Area off of Pond Side leading to county property playground by library has gravel, rocks and lots of weeds. Homeowner at 906 Pond Side said the county told her that the weeds and that walkway are the responsibility of the HOA. Advised I would bring up at monthly meeting.
- 776 Kisker Ct. appears to be buying used goods then having big garage sales in the cul-de-sac on weekends. Blocking driveways and street parking for all neighbors. Advised I will bring it up at monthly meeting. Violations of 4.06 Garage Sale Covenant, 4.07 Restriction on Parking and 4.11 Nuisance Violation
- 610 Jayton Dr. 10 people living in home, lots of trash in front of garage in drive. Advised Property Manager has litigation with renters in court at present.
- 631 Hugh Martin Running 2 businesses, one a car repair on the street and in the driveway. Also, a key making operation. Parks multiple cars on the grass, verbally aggressive with neighbors when asked not to park cars in front of her house while having roof repairs done. Advised to call sheriff for aggressive behavior, report late night noises to Sheriff and send pics with written complaint to HOA email so a letter can be sent to the covenant offender.

VI. OLD BUSINESS

- Juli, Property Manager Applicant for Covenant Control. Meeting had to be postponed, but not yet rescheduled.

VII. NEW BUSINESS

- USI Ins. Serv. Will non-renew our Management Liability Policy effective date or renewal 9/7/2023. We will need to get quotes ASAP to secure a new policy by 9/7/2023.
- Community weed cleanup for common areas (walkways on Eagle Bend and Pond Side) Saturday July 8th.

VIII. NEXT MEETING

- Next Meeting is Wednesday, 12 July 2023 at 6:30pm.
- Location: ONLINE ONLY. Go to <https://fvrhoa.com> and click **Join Meeting**.
- Motion by Pat to adjourn the meeting at 7:48pm. Seconded by Evelyn. Motion Carried.