

# Fountain Valley Ranch HOA – Board of Directors Meeting

Wednesday, July 19, 2023

## I. CALL TO ORDER

- Meeting moved from July 12 to July 19 due to schedule conflict.
- Pat called the meeting to order at 6:44pm.

### Board Members Present:

- President – Pat Johnson
- Vice President – Evelyn Davis
- Treasurer – Ann-Keve Blackburn

### Board Members Absent:

- N/A

### Volunteers in attendance:

1. Secretary – Hans Anderson
2. Covenants Enforcement – Dave Harper

### Homeowners present:

1. Nichele Ferribee
2. Sue Stinson

## II. APPROVAL OF MEETING MINUTES

- Motion by Ann-Keve to approve the minutes of the Board of Directors Meeting of 13 June 2023. Seconded by Evelyn. Motion Carried.

## III. FINANCIAL REPORT June 2023

### Accounts

Checking	\$ 57,872.22
Savings	\$ 15,531.56

### Income

Certificate Fee	\$ 600.00
HOA dues	\$ 431.00
Finance Charge	\$ 2.66
Late Fee	\$ 10.00
<b>Total Income</b>	<b>\$ 1,043.66</b>

### Expenses

Accountant	\$ 230.00
Caliber Software	\$ 235.75
HOA Cell Phone	\$ 39.27

<b>Total Expenses</b>	<b>\$ 505.02</b>
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**IV. COMMITTIES:**

**Architectural Control Committee (ACC)**

- None received

**Covenants Committee:**

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

**Newsletter Committee:**

- Open to suggestions for articles to put in next news letter

**Welcoming Committee:**

- 4 closings

**V. Homeowners Concerns:**

- 6/26/2023 766 Kisker Ct (owned by Dean's) trash piled up not pick up for weeks on the street
- 6/27/2023 595 Camrose Ct, lots of cars, parking in yard, multifamily occupancy
- 6/20/2023 Athens Drive near Lindstrom, Boat and trailer attached to truck, weeds growing around all

**VI. OLD 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.
  - Pat will get quotes for the liability policy renewal in September
- 2023 dues had a posting date error in Caliber. This problem has now been fixed so that all accounts should now reflect the \$36 dues for 2023.
- Community weed cleanup for common areas (walkways on Eagle Bend and Pond Side) Saturday July 8<sup>th</sup>. We had three adults and four children show up for a couple hours. Good progress was made, but it ended up being a lot more weeds than expected. Thank you for the help!!!



## **VII. NEW BUSINESS**

- Juli, Property Manager Applicant for Covenant Control. Juli called on 7/6 to follow up. The board needs to discuss and call her at 719-271-5353.
  - There is some concern about the full proposal, which would involve losing control of our current services (Caliber, accountant, legal).
  - We'd like to get a new proposal involving keeping our current services, but just getting administrative help.
  - The board will try to schedule and meet her Saturday July 22 at 10am (if she is available) to discuss a new proposal with reduced scope.
- Pat will likely need to step down in October 2023 from the HOA board due to health.

## **VIII. NEXT MEETING**

- Next Meeting is Wednesday, 23 August 2023 at 6:30pm.
- Location: ONLINE ONLY. Go to <https://fvrhoa.com> and click **Join Meeting**.
- Motion by Pat to adjourn the meeting at 7:44pm. Seconded by Evelyn. Motion Carried.