

Fountain Valley Ranch HOA – Board of Directors Meeting

Wednesday, August 23, 2023

I. CALL TO ORDER

- Pat called the meeting to order at 6:37pm.

Board Members Present:

- President – Pat Johnson
- Treasurer – Ann-Keve Blackburn

Board Members Absent:

- Vice President – Evelyn Davis

Management Services:

- Juli Henry – Covenants enforcement

Volunteers in attendance:

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

Homeowners present:

1. Phylisha Guiden
2. Sue Stinson

II. APPROVAL OF MEETING MINUTES

- Motion by Pat to approve the minutes of the Board of Directors Meeting of 19 July 2023. Seconded by Ann-Keve. Motion Carried.

III. FINANCIAL REPORT July 2023

Accounts

Checking	\$ 57,521.95
Savings	\$ 15,531.56

Income

Certificate Fee	\$ 150.00
HOA dues	\$ 81.00
Total Income	\$ 231.00

Expenses

Accountant	\$ 100.00
Attorney (2 months)	\$ 460.00
HOA Cell Phone	\$ 39.27
Total Expenses	\$ 599.27

IV. COMMITTEES:

Architectural Control Committee (ACC)

- 450 Garwood Ct. – Request for window replacement (7/10) – Approved
- 1245 Quinlan Ct. – Request for stucco (7/24)
- 945 Binger Dr. – Request for painting exterior trim (8/1)

Covenants Committee: - Juli

- We hired management services, whose duties include identifying, tracking, and sending letters for violations.
- All complaints called into HOA **must be accompanied by a picture**
- About 80 violations found during ride around, including weeds and RVs. They will be put into Caliber this next week and a violation warning letter sent out.
- Violations submitted via email:
 - 525 Fleming St. Dog waste at the mailbox (photo sent to HOA email)
 - 755 Kisker Ct. Vehicle with flat tires

Newsletter Committee:

- No updates at this time

Welcoming Committee:

- Closings:
 - 1120 Lindstrom Dr. 7/20/2023

V. Homeowners Concerns:

- We received two calls about violations, which were checked during the ride around.

VI. OLD BUSINESS

- Property Management Services. The Board interviewed and approved hiring a new manager (see New Business).
- HOA Liability Insurance. Juli identified a new insurance company with similar coverage for a much lower price. The Board will review the policy and approve it pending the coverage details.

VII. NEW BUSINESS

- We hired Juli Henry for Property Management Services, including Covenant Control, taking HOA phone calls, maintaining records, and managing general correspondence.

VIII. NEXT MEETING

- Next Meeting is Wednesday, 13 September 2023 at 6:30pm.
- Location: ONLINE ONLY. Go to <https://fvrhoa.com> and click **Join Meeting**.
- Motion by Ann-Keve to adjourn the meeting at 7:33pm. Seconded by Pat. Motion Carried.