

Fountain Valley Ranch HOA – Board of Directors Meeting

Wednesday, November 08, 2023

I. CALL TO ORDER

- Pat called the meeting to order at 6:32pm.

Board Members Present:

- President – Pat Johnson
- Vice President – Evelyn Davis

Board Members Absent:

- Treasurer – Ann-Keve Blackburn

Management Services:

- Juli Henry – Covenants enforcement

Volunteers in attendance:

1. Secretary – Hans Anderson

Homeowners present:

1. Cindy and Tim Wentz
2. Phylisha
3. Sue Stinson
4. Joanna H.
5. Reed Hiltermann
6. M. Pitchford

II. APPROVAL OF MEETING MINUTES

- Motion by Pat to approve the minutes of the Board of Directors Meeting of 11 October 2023. Seconded by Evelyn. Motion Carried.

III. FINANCIAL REPORT October 2023

Accounts

Checking	\$ 18,378.41
Savings	\$ 50,532.34

Income

HOA dues	\$ 36.00
Total Income	\$ 36.00

Expenses

Professional Expenses	
Caliber Software	\$ 235.75

Juli Henry Covenant Enforcement Sept, Oct and Nov	\$900.00
Total Professional Expenses	\$1,135.75
Office Expenses	
HOA Cell Phone	\$39.34
Attorney	\$ 240.00
Namesilo – Domain cost	\$ 13.95
Signaroma – Stickers for fence signs	\$124.18
Easy Street – Envelopes (Bill Enclosed)	\$58.08
USPS Stamps	\$330.00
Wordpress	\$13.00
Paper & Envelopes - Juli	\$157.32
Total Office Expenses	\$ 975.87
Total Expenses	\$2,111.62

IV. COMMITTIES:

Architectural Control Committee (ACC)

- None received

Covenants Committee: - Juli

- 30 violations found during Drive Around – trash, mattress, car repair, cars on jackstands, debris in driveway. Letters were sent for those violations.
- Next month we'll go back to putting the violations into the monthly meeting minutes.

Newsletter Committee:

- The Newsletter Committee created a newsletter to send out with the annual meeting letter. It went out around October 30.

Welcoming Committee:

- No closings for October

V. Homeowners Concerns:

- 3 calls from concerned homeowners about 2 unsolicited and unwanted people coming to their door requesting that they vote against raised HOA dues. Ask to let them vote no for the homeowner.
- Homeowner raised concern about HOA email not being responded to. We'll need to investigate where the previous HOA email account got lost and who is monitoring that account.
- Homeowner raised concern about cars parking across the sidewalk.
- Homeowner raised concern about potholes on the public streets within the HOA. Juli will call the county to ask about it being addressed.
- Homeowner raised concern about a large sidewalk heave on Widick and Pond Side (CR-2306295). We can report these to the City with CitizenConnect.

- Homeowner said they have tried calling the Accountant and HOA website form to resolve why Caliber shows their dues are not paid for 2023, when the check was cashed in February. The board will follow up with the Accountant to see if this is a single issue, or if there are multiple checks not entered into Caliber.

VI. OLD BUSINESS

- 2024 budget was sent around October 30 with the notice for the annual meeting.
- Annual Meeting November 18th 11am to 1pm, Security Fire Dept. Guest Speakers so far, HOA Attorney and Security Water Department Manager. Juli is in contact with the Sheriff's Dept.
- The walkway between Pond Side and the water retention area behind Pond Side was serviced on Monday, November 6, 2023 by Picture Perfect Landscape. This is the same provider that will maintain the three common areas next year.

VII. NEW BUSINESS

- Picture Perfect Landscape will maintain all 3 common areas labeled Sections 1, 2 & 3 from April 2024 to September 2024.
- Effective January 2024 Juli Henry will manage property management duties listed in her contract for the HOA.
- Moving minutes to the Caliber Web Portal. There is interest in moving the meeting minutes into Caliber, requiring a home owner to have a username and password to get those documents.

VIII. NEXT MEETING

- Next Meeting is Wednesday, 13 December 2023 at 6:30pm.
- Location: ONLINE ONLY. Go to <https://fvrhoa.com> and click **Join Meeting**.
- Motion by Evelyn to adjourn the meeting at 8:27pm. Seconded by Pat. Motion Carried.