

Fountain Valley Ranch HOA – Board of Directors Meeting

Wednesday, January 08, 2025

I. CALL TO ORDER

- Evelyn called the meeting to order at 6:31pm.

Board Members Present:

- President – Evelyn Davis
- Vice President – Reed Hiltermann

Board Members Absent:

- Treasurer – Ann-Keve Blackburn

Contracted Services:

- HOA Covenants – Kaitlynn Jones

Volunteers in attendance:

1. Secretary – Hans Anderson

Homeowners present:

1. None

II. APPROVAL OF MEETING MINUTES

- Motion by Evelyn to approve the minutes of the Board of Directors Meeting of 11 December 2024. Seconded by Reed. Motion Carried.

III. FINANCIAL REPORT December 2024

Accounts

Checking	\$ 14,832.39
Savings	\$ 47,544.88

Income

Closings	\$ 600.00
HOA dues	\$ 269.00
Total Income	\$ 869.00

Expenses

Office Expenses	\$ 25.77
• Envelopes \$0.00	
• Mailing Labels: \$0.00	
Accountant	\$ 100.00
HOA Cell Phone	\$ 104.14
HOA PMS	\$ 1,575.00

Total Expenses	\$ 1,804.91
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IV. COMMITTEES:

Architectural Control Committee (ACC)

- None received

Covenants Committee:

- Violations ride-around done earlier this month. Reed went along with Kaitlynn to give some background information. Hans will look at the data from Juli about past violations to hand over to Kaitlynn. The covenants process is in-flight and needs to be coordinated now that Juli is no longer doing it.

Newsletter Committee:

- We'll look into sending an update letter about the change of management, change of contact information (the website is already up-to-date), and web portal information once that's finalized.

V. Homeowners Concerns:

- Received 2 emails about web portal information. There is no web portal at this time, but a new portal is being investigated by the board and may take some time to get selected and running.

VI. OLD BUSINESS

- CCR & Bylaws review. Juli didn't provide an update prior to the end of the HOA PMS contract. We will look through the documents she left us and otherwise will reach out and ask where that left off.
- The annual meeting is rescheduled for January 17, 2025 at 6:30pm at the 755 Aspen Dr. (rec center). Notice of the meeting was mailed around Jan 1 along with the 2025 annual dues.
- HOA web portal. The board had a demo Enumerate, which looks very promising as a better and more user-friendly solution than Caliber. It's more expensive than Caliber, but seems to fit just within our budget.
- Property manager. HOA PMS is no longer contracted as of the end of December 2024.

VII. NEW BUSINESS

- The board hired a contractor to handle covenant violations. Kaitlynn Jones started on January 1, 2025 with a 3-month contract. She'll be performing the drive-around, managing the violations, sending notices, and handling homeowner questions. Kaitlynn can be reached at 719-761-2817 or fvranchhoa@gmail.com
- Online meeting service. We've used Zoom in the past, but are looking into getting a Microsoft Office 365 subscription instead and use Teams.

VIII. NEXT MEETING

- Next Monthly Meeting is Wednesday, 12 February 2025 at 6:30pm.
- Location: ONLINE ONLY. Go to <https://fvrhoa.com> and click **Join Meeting**.
- Motion by Evelyn to adjourn the meeting at 7:46pm. Seconded by Reed. Motion Carried.