

Fountain Valley Ranch HOA – Board of Directors Meeting

Wednesday, February 12, 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
2. Gilles Gohier – Treasurer
3. Sid Garner – ACC
4. Pat Johnson – Newsletter

Other homeowners present:

1. None

II. APPROVAL OF MEETING MINUTES

- Motion by Reed to approve the minutes of the Board of Directors Meeting of 8 January 2025. Seconded by Evelyn. Motion Carried.
- Motion by Reed to approve the minutes of the second Annual Meeting attempt of 17 January 2025. Seconded by Evelyn. Motion Carried.

III. FINANCIAL REPORT January 2025

Accounts

Checking	\$ 19,008.80
Savings	\$ 47,544.88

Income

HOA dues	\$ 4,259.00
Previous HOA dues	\$ 805.00
Total Income	\$ 5,064.00

Expenses

Accountant	\$ 100.00
Annual meeting <ul style="list-style-type: none">• Room reservation \$25• Refreshments \$10.59	\$ 35.59
Management fees (Kaitlynn)	\$ 600.00
Total Expenses	\$ 735.59

IV. COMMITTIES:

Architectural Control Committee (ACC)

- Sid is a new volunteer to head the Architecture change committee. We'll be getting him set up to receive and process the ACC requests.

Covenants Committee:

- 18 violations found during Drive Around in early January and violations sent out later that month. RVs, fences, debris, car repairs, trailers.
- Kaitlynn has been sending letters and emails (when it's on file).

Newsletter Committee:

- Pat will start looking for topics for the next newsletter.

V. Homeowners Concerns:

- Received an email about a commercial truck parked on the street.
- Homeowner complained about abandoned cars parked on the street.

VI. OLD BUSINESS

- CCR & Bylaws review. We did not receive a response from Dora. We're waiting to hear back from Juli if she has any updates. Kaitlynn will also check into to try and find more information.
- The second attempt at the annual meeting was held on January 17, 2025. There were only 37 homes represented which did not meet the Quorum of 142.
- HOA web portal. Hans still has an outstanding action item to investigate potential alternatives to Enumerate (due to cost). Gilles looked at HOA Start. We'll do some more discussion and investigation this next month.
- Online meeting service. We've used Zoom in the past, but are looking into getting a Microsoft Office 365 subscription instead and use Teams.

VII. NEW BUSINESS

- Board members. Ann-Keve would like to step down. Gilles volunteered to take that Board position. Reed motioned to fill the Board vacancy with Gilles and Evelyn seconded. Motion carried.
- Sid was assigned to the ACC committee and Gilles to Treasurer.

VIII. NEXT MEETING

- Next Meeting is Wednesday, 12 March 2025 at 6:30pm.
- Location: ONLINE ONLY. Go to <https://fvrhoa.com> and click **Join Meeting**.
- Motion by Reed to adjourn the meeting at 7:43pm. Seconded by Evelyn. Motion Carried.