

Fountain Valley Ranch HOA – Board of Directors Meeting

Wednesday, April 09, 2025

I. CALL TO ORDER

- Evelyn called the meeting to order at 6:34pm.

Board Members Present:

- Evelyn Davis – President
- Reed Hiltermann – Vice President
- Gilles Gohier – Treasurer

Board Members Absent:

- N/A

Contracted Services:

- HOA Covenants – Kaitlynn Jones

Volunteers in attendance:

- Hans Anderson – Secretary
- Sid Garner – ACC

Homeowners present:

- Danny

II. APPROVAL OF MEETING MINUTES

- Motion by Gilles to approve the minutes of the Board of Directors Meeting of 12 March 2025.
Seconded by Reed. Motion Carried.

III. FINANCIAL REPORT March 2025

Accounts

Checking	\$ 21,578.65
Savings	\$ 47,547.22

Income

HOA dues	\$ 2,479.00
Closings	\$ 150.00
Total Income	\$ 2,629.00

Expenses

Office Expenses	\$ 16.81
• Zoom: \$16.81	
HOA Cell Phone	\$ 187.34
• One-year pre-paid contract	
Management fees (Kaitlynn)	\$ 600.00
Total Expenses	\$ 804.15

IV. COMMITTEES:

Architectural Control Committee (ACC)

- 645 Brinn – Request for deck extension. Approved.
- 1090 Withington – Request for stucco. Approved.

Covenants Committee:

- 24 violations found during Drive Around, mostly for fences and trailers
- One request for a hearing to schedule in the next month

Newsletter Committee:

- No updates at this time

V. Homeowners Concerns:

- Receive an email about a fence. The homeowner was already planning to have it fixed.
- Received an phone call asking about fencing materials.

VI. OLD BUSINESS

- CCR & Bylaws review. DORA was unable to confirm any information about the updated documents. We'll reach out again to get the current documents in force.
- HOA web portal. Gilles scheduled an HOA Start demo which has been completed. Their pricing is better, but there may be some holes in what their service offers compared to what we want to get out of it. Specifically, the violations process didn't appear very simple to use during drive-arounds and the way it tracks violations stages (e.g. warning, letter, fine) is not great. HOA Start also didn't have current features for letter templates and mixed communication methods (email vs mail). We can explore these concerns more with the HOA Start trial.

Emumerate is still an option and had some nicer features, but (depending on which level of HOA Start we choose) may be nearly double the cost. We'd also like to look at PayHOA which is priced similar to HOA Start and well-reviewed. PayHOA also provides a free-trial to test out the features before starting a subscription.

- Camera and laptop listed as assets on budget is requested to be written off of the budget as an asset. Evelyn will speak to Jerry about those items being removed, but he has been in tax season and very busy. We plan to discuss it with him this next month.
- Hans got the old fvrhoaacc@gmail.com email account from the previous ACC leader and is sending the credentials to Sid. We'll switch back to that email address and the first point-of-contact to get in touch with the Architectural Committee.

VII. NEW BUSINESS

- Kaitlynn's contract expired at the end of March. The board renewed the contract for another 6 months.
- We discussed planning an annual meeting in the October timeframe.

VIII. NEXT MEETING

- Next Meeting is Wednesday, 14 May 2025 at 6:30pm.
- Location: ONLINE ONLY. Go to <https://fvrhoa.com> and click **Join Meeting**.
- Motion by Evelyn to adjourn the meeting at 7:51pm. Seconded by Gilles. Motion Carried.