

Fountain Valley Ranch HOA – Board of Directors Meeting

Wednesday, May 14, 2025

I. CALL TO ORDER

- Evelyn called the meeting to order at 6:36pm.

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

Other Homeowners present:

- None

II. APPROVAL OF MEETING MINUTES

- Motion by Reed to approve the minutes of the Board of Directors Meeting of 9 April 2025. Seconded by Evelyn. Motion Carried.

III. FINANCIAL REPORT April 2025

Accounts

| | |
|----------|--------------|
| Checking | \$ 23,260.84 |
| Savings | \$ 47,547.22 |

Income

| | |
|---------------------|--------------------|
| HOA dues | \$ 1,292.00 |
| Previous HOA dues | \$ 767.00 |
| Closings | \$ 300.00 |
| Total Income | \$ 2,359.00 |

Expenses

| | |
|----------------------------|------------------|
| Office Expenses | \$ 16.81 |
| • Zoom \$16.81 | |
| Accountant | \$ 100.00 |
| Management fees (Kaitlynn) | \$ 600.00 |
| Total Expenses | \$ 716.81 |

IV. COMMITTIES:

Architectural Control Committee (ACC)

- 965 Modell – Request for painting shed. Approved.
- Received 1 email for a carport, pending further information

Covenants Committee:

- 37 violations found during Drive Around: mostly paint related

Newsletter Committee:

- There is a draft for a June newsletter that will be worked on this next month.

V. Homeowners Concerns:

- Received a complaint about chickens. Reminder, no chickens are permitted per the First Amendment to Declaration of Covenants, Conditions and Restrictions section 4.02 Animals
- Received a complaint about dogs. Reminder there are only an aggregate of two (2) domesticated dogs or cats per section 4.02 Animals.
- Received a complaint about kids ding-dong ditching. The HOA does not have authority over this issue.

VI. OLD BUSINESS

- CCR & Bylaws review. We're still trying to get confirmation if the documents prepared by Juli were filed with the state.
- HOA web portal. We are getting a demo for PayHOA. HOA Start didn't seem to meet our needs and Enumerate is more expensive than we'd like. We discussed more about the priorities of what the software needs to accomplish for the price. One aspect is the online payment. Another is tracking the Architectural Requests and violations. Even with the accounting and tracking features of HOA software, we still need to actively use the software. The board will meet to discuss further about what value we'll get out of HOA software.
- Camera and laptop were removed as HOA assets.
- We still discussing a plan for the annual meeting, maybe in the October timeframe.

VII. NEW BUSINESS

- None

VIII. NEXT MEETING

- Next Meeting is Wednesday, 11 June 2025 at 6:30pm.
- Location: ONLINE ONLY. Go to <https://fvrhoa.com> and click **Join Meeting**.
- Motion by Evelyn to adjourn the meeting at 7:30pm. Seconded by Reed. Motion Carried.