

# Fountain Valley Ranch HOA – Board of Directors Meeting

Wednesday, July 09, 2025

## I. CALL TO ORDER

- Reed called the meeting to order at 6:48pm.

### Board Members Present:

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

### Board Members Absent:

- N/A

### Contracted Services (non-homeowners):

- HOA Covenants – Kaitlynn Jones

### Volunteers in attendance:

- Hans Anderson – Secretary
- Pat Johnson – Newsletter
- Sid Garner – ACC

### Other homeowners present:

- Nichelle Ferribee

## II. APPROVAL OF MEETING MINUTES

- Motion by Evelyn to approve the minutes of the Board of Directors Meeting of 11 June 2025. Seconded by Gilles. Motion Carried.

## III. FINANCIAL REPORT June 2025

### Accounts

Checking	\$ 23,494.17
Savings	\$ 47,549.59

### Income

HOA dues	\$ 343.00
Previous HOA dues	\$ 404.00
Closings	\$ 600.00
<b>Total Income</b>	<b>\$ 1,347.00</b>

**Expenses**

Office Expenses	\$ 17.86
• Zoom \$17.86	
Management fees (Kaitlynn)	\$ 600.00
Landscaping	\$ 200.00
<b>Total Expenses</b>	<b>\$ 817.86</b>

**IV. COMMITTEES:**

**Architectural Control Committee (ACC)**

- 970 Withington – Request for replacing windows. Approved.
- 940 Withington – Request for painting. Approved.
- 1160 Modell – Request for painting. Approved.
- Modell – Request for carport. Denied (carports are not permitted).

**Covenants Committee:**

- 19 violations found during Drive Around: trailers, paint, weeds
- 1 fine issued

**Newsletter Committee:**

- In review. We plan to print using Easy Street and see if Jerry can include them in a mailing.

**V. Homeowners Concerns:**

- Received a complaint about chickens. Reminder, our HOA Covenants do not permit chickens.
- Received a complaint about a street light that is out.

**VI. OLD BUSINESS**

- HOA portal – We will look at PayHOA. The Board discussed the value of the portal vs cost.
- No update on CC&R bylaws.

**VII. NEW BUSINESS**

- HOA insurance (American Family) expires next month. Evelyn and Pat will look at a new policy for the next year.
- Kaitlynn is starting a Facebook group for our HOA, which was an idea from a homeowner. We'll include more in the newsletter.
- Annual meeting tentative November 7, 2025.

**VIII. NEXT MEETING**

- Next Meeting is Wednesday, 13 August 2025 at 6:30pm.
- Location: ONLINE ONLY. Go to <https://fvrhoa.com> and click **Join Meeting**.
- Motion by Evelyn to adjourn the meeting at 7:48pm. Seconded by Gilles. Motion Carried.