

Fountain Valley Ranch HOA – Board of Directors Meeting

Wednesday, August 13, 2025

I. CALL TO ORDER

- Evelyn called the meeting to order at 6:32pm.

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:

- Dave Harper – Covenants Enforcement
- Hans Anderson – Secretary
- Pat Johnson – Newsletter
- Sid Garner – ACC

Other homeowners present:

- Nichelle

II. APPROVAL OF MEETING MINUTES

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

III. FINANCIAL REPORT July 2025

Accounts

Checking	\$ 22,376.31
Savings	\$ 47,549.59

Income

Total Income	\$ 0.00
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Expenses

Office Expenses • Zoom \$17.86	\$ 17.86
Accountant	\$ 100.00
Management fees (Kaitlynn)	\$ 600.00
Landscaping (common areas)	\$ 200.00
Total Expenses	\$ 917.86

IV. COMMITTEES:

Architectural Control Committee (ACC)

- 1105 Lindstrom – Request for front landscaping and metal fence. Metal fence denied, other requests in progress.
- 629 Widick – Request for window replacement. Approved.
- 883 Eagle Bend – Request for exterior paint. Approved.
- 1040 Withington – Request for exterior stucco and paint. Approved.
- 1245 Quinlan – Request to replace backyard grass with turf. Approved.
- 970 Withington – Request for window replacement. Approved.

Covenants Committee:

- 19 violations recorded during drive around

Newsletter Committee:

- Next newsletter is in progress. We'll include the annual meeting notice.

V. Homeowners Concerns:

- Received calls about HOA account balances. The requests normally get sent over to the Accountant, but he's been ill. We'll come up with an interim solution.
- Received a text about chickens. There were three issues reported resolved.
- Received a complaint about weeds. The issue has been moved forward.
- Received a complaint about a dump truck. Kaitlynn reached out to code enforcement, but they didn't see it.

VI. OLD BUSINESS

- HOA portal – The Board will schedule a demo from PayHOA. Their service looks like it might meet our needs and be less expensive than other options.
- No update on CC&R bylaws.
- HOA insurance (American Family) expires next month. Evelyn got some quotes from a broker, but the costs were significantly more expensive. We're continuing to look for a better cost policy.
- Annual meeting scheduled for November 7, 2025 at the community rec center 6:30pm. We'll send out a notice in the mail.

VII. NEW BUSINESS

- HOA homeowner account balances (to pay dues). The accountant isn't able to process these questions in a timely way. Kaitlynn will forward these questions to our Treasurer for now and we can give them the info from the latest balance sheet.

VIII. NEXT MEETING

- Next Meeting is Wednesday, 10 September 2025 at 6:30pm.
- Location: ONLINE ONLY. Go to <https://fvrhoa.com> and click **Join Meeting**.
- Motion by Evelyn to adjourn the meeting at 7:36pm. Seconded by Reed. Motion Carried.