

# Fountain Valley Ranch HOA – Board of Directors Meeting

Wednesday, September 10, 2025

## I. CALL TO ORDER

- Evelyn called the meeting to order at 6:33pm.

### 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

## II. APPROVAL OF MEETING MINUTES

- Motion by Evelyn to approve the minutes of the Board of Directors Meeting of 13 August 2025. Seconded by Reed. Motion Carried.

## III. FINANCIAL REPORT August 2025

### Accounts

|          |              |
|----------|--------------|
| Checking | \$ 22,202.25 |
| Savings  | \$ 47,549.59 |

### Income

|                     |                    |
|---------------------|--------------------|
| HOA dues            | \$ 376.00          |
| Previous HOA dues   | \$ 339.00          |
| Closings            | \$ 300.00          |
| <b>Total Income</b> | <b>\$ 1,015.00</b> |

**Expenses**

|                              |                    |
|------------------------------|--------------------|
| Office Expenses              | \$ 259.06          |
| • Zoom: \$17.86              |                    |
| • Postage: \$31.20           |                    |
| • PO Box (annual): \$210.00  |                    |
| Accountant                   | \$ 100.00          |
| Management fees (Kaitlynn)   | \$ 600.00          |
| Annual Meeting (reservation) | \$ 30.00           |
| Common Area Cleaning         | \$ 200.00          |
| <b>Total Expenses</b>        | <b>\$ 1,189.06</b> |

**IV. COMMITTEES:**

**Architectural Control Committee (ACC)**

- 1040 Withington – Request for stucco. Approved.
- 675 Brundidge – Request for stucco. Approved.

**Covenants Committee:**

- 32 violations found during Drive Around: weeds, trailers, fences
- 2 fine notices sent

**Newsletter Committee:**

- Newsletter is being sent out.

**V. Homeowners Concerns:**

- Received a complaint about weeds. Reminder, our HOA covenants 4.12 states "No weeds shall be permitted to grow upon any Lot at a height in excess of six (6) inches or as provided by applicable law, whichever is lesser."
- Received a complaint about a metal fence. Reminder, our HOA covenants 4.17 states "Any fencing which is visible from the street must be constructed of wooden materials."

**VI. OLD BUSINESS**

- HOA portal – The Board had a demo with PayHOA. The demo looked like a great match for what we're looking for and fits within our budget. Motion by Reed to approve using PayHOA as for HOA management software. Seconded by Evelyn and Gilles. Motion Carried. Next steps are to get an export of address, current contact information, and the balance forward to import into PayHOA's database.
- Previous HOA insurance (American Family) expired. We got a comparable policy from Farmers, but it costs about double what we were paying. That may affect how we draft the budget for 2026.
- 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**

- Proxies need to be sent out for the Annual Meeting (included with the meeting notice).

**VIII. NEXT MEETING**

- Next Meeting is Wednesday, 08 October 2025 at 6:30pm.
- Location: ONLINE ONLY. Go to <https://fvrhoa.com> and click **Join Meeting**.
- Motion by Evelyn to adjourn the meeting at 7:43pm. Seconded by Gilles. Motion Carried.