

Fountain Valley Ranch HOA – Board of Directors Meeting

Wednesday, October 08, 2025

I. CALL TO ORDER

- Evelyn called the meeting to order at 6:31pm.

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

Other homeowners present:

- None

II. APPROVAL OF MEETING MINUTES

- Motion by Reed to approve the minutes of the Board of Directors Meeting of 10 September 2025. Seconded by Evelyn. Motion Carried.

III. FINANCIAL REPORT September 2025

Accounts

Checking	\$ 21,660.27
Savings	\$ 47,551.99

Income

HOA dues	\$ 123.00
Previous HOA dues	\$ 364.00
Closings	\$ 150.00
Total Income	\$ 637.00

Expenses

Office Expenses	\$ 189.48
• Zoom \$17.86	
• Easy Street: \$158.22	
• Easy Street: \$13.40	
Postage and Delivery	\$ 331.50
Accountant	\$ 100.00
Management fees (Kaitlynn)	\$ 600.00
Total Expenses	\$ 1,220.98

IV. COMMITTEES:

Architectural Control Committee (ACC)

- 1220 Quinlan – Request for replacement garage door. Approved. Homeowner to be notified.

Covenants Committee:

- 21 violations found during Drive Around: weeds, trailers, paint, etc.
- 4 fine notices sent

Newsletter Committee:

- No updates at this time

V. Homeowners Concerns:

- Received a complaint about chickens. Reminder chickens are not permitted.
- Received a complaint about a motor home. Reminder that recreational vehicles should be parked behind a fence.
- Received a complaint about garbage can left out for long periods of time. Reminder that garbage cans should be removed from the street following pick up.

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.
- Annual meeting scheduled for November 7, 2025 at the community rec center 6:30pm. We’ll send out a notice in the mail along with a proxy form.

VII. NEW BUSINESS

- Voting rights. The Board reviewed the HOA Bylaws and noted that the voting rights of members may be suspended for delinquent assessments. This reduces the number of votes entitled to be cast and lowers the annual meeting quorum according to Article IV section 2-f, Article II section 3.
- HOA logo. Gilles updated the logo. Reed and Evelyn approved its use.
- 2026 budget. The Board will meet to prepare the budget and send it out with an annual meeting notice.

VIII. NEXT MEETING

- Next Meeting is Wednesday, 12 November 2025 at 6:30pm.
- Location: ONLINE ONLY. Go to <https://fvrhoa.com> and click **Join Meeting**.
- Motion by Evelyn to adjourn the meeting at 7:27pm. Seconded by Reed. Motion Carried.