

Fountain Valley Ranch HOA – Board of Directors Meeting

Wednesday, November 12, 2025

I. CALL TO ORDER

- Reed called the meeting to order at 6:40pm.

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

Other homeowners present:

- Stacy

II. APPROVAL OF MEETING MINUTES

- Motion by Reed to approve the minutes of the Board of Directors Meeting of 8 October 2025.
Seconded by Gilles. Motion Carried.

III. FINANCIAL REPORT October 2025

Accounts

Checking	\$ 20,402.56
Savings	\$ 47,551.99

Income

HOA dues	\$ 72.00
Total Income	\$ 72.00

Expenses

Office Expenses	\$ 273.71
• Zoom: \$ 17.86	
• Namesilo (website): \$ 17.29	
• Wordpress (website): \$ 13.00	
• Envelopes: \$ 36.32	
• Easy Street (newsletter, mailing): \$ 189.24	
Postage and Delivery	\$ 312.00
• Stamps for annual mailing	
Accountant	\$ 100.00
Management fees (Kaitlynn)	\$ 600.00
Filing Fees (Dora)	\$ 44.00
Total Expenses	\$ 1,329.71

IV. COMMITTEES:

Architectural Control Committee (ACC)

- 671 Seawell – Request for stucco. Approved.

Covenants Committee:

- 24 violations found during Drive Around
- 4 fine notices sent

Newsletter Committee:

- No updates at this time

V. Homeowners Concerns:

- Received a complaint about a truck and trailer on the street.
- Received a complaint about parking during Saturday soccer games. The streets within the HOA are owned by the city, so the best resolution would be for the affected homeowners to reach out to the county.
- Received a suggestion to invite the county commissioner and/or code enforcement to the next annual meeting.

VI. OLD BUSINESS

- HOA portal – The process of importing our list of addresses and contact information is ongoing. We need to correct some of the data we got from the accountant due to missing fields.
- A first attempt at the Annual meeting took place on November 7, 2025. There were 44 addresses represented, but it fell short of the 92 required for quorum (normally 142, but reduced due to unpaid dues).
- 2026 budget. The Board completed the 2026 budget with the new dues set for \$42. This is a 2.270% increase matching the last full-year published CPI (2024) by the State of Colorado Division of Local Government.

VII. NEW BUSINESS

- The Board plans to schedule a second meeting attempt for January 9, 2026.

VIII. NEXT MEETING

- Next Meeting is Wednesday, 10 December 2025 at 6:30pm.
- Location: ONLINE ONLY. Go to <https://fvrhoa.com> and click **Join Meeting**.
- Motion by Reed to adjourn the meeting at 7:27pm. Seconded by Evelyn. Motion Carried.