

Fountain Valley Ranch HOA – Board of Directors Meeting

Wednesday, January 14, 2026

I. CALL TO ORDER

- Evelyn called the meeting to order at 6:42pm.

Board Members Present

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

Board Members Absent

- N/A

Contracted Services (non-homeowners)

- N/A

Volunteers in attendance

- Hans Anderson – Secretary
- Sid Garner – Architecture Control Committee

Other homeowners present

- Nichelle

II. APPROVAL OF MEETING MINUTES

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

III. FINANCIAL REPORT December 2025

Accounts

Checking	\$ 18,458.93
Savings	\$ 47,554.39

Income

Homeowner Assessments	\$ 181.00
Certificate Fee (closings)	\$ 150.00
Total Income	\$ 331.00

Expenses

Insurance	\$ 266.00
Management fees <ul style="list-style-type: none">• Kaitlynn: \$600• Pay HOA: \$275	\$ 875.00
Office Expenses <ul style="list-style-type: none">• Envelopes: \$27.29• Stamps: \$312• Easy Street (printing): \$92.51• Annual meeting reservation: \$30• Zoom: \$17.86• Accountant: \$100	\$ 579.66
Total Expenses	\$ 1,720.66

IV. COMMITTEES

Architectural Control Committee (ACC)

- No requests received

Covenants Committee

- 5 violations found during drive around

Newsletter Committee

- No updates at this time

V. Homeowners Concerns

- No update this month (Kaitlynn not available)

VI. OLD BUSINESS

- HOA portal – The import was completed and balances corrected. We’ll send out activation emails for any email address we had on file. The website will be updated with a link to the portal and registration information. We’ll also include notice about the portal in the 2026 dues notice. There are a few new processes to work through: transaction reconciliation, payment sync with the accountant, architectural request workflow. Kaitlynn has already started using Pay HOA for violations.

VII. NEW BUSINESS

- Rescheduled annual meeting. The second annual meeting for January 9 was cancelled because Widefield Park & Recreation Center shutdown that day due to weather. The Board decided to reschedule the meeting to the following Friday, January 16 and leave up the meeting signs.
- Annual dues mailing. Jerry will send them out for the 2026 dues along with a notice about the Pay HOA portal.
- Pay HOA bank integration. We currently use UMB bank and it’s currently integrated into Pay HOA. There’s an option to switch to Alliance Bank (recommended by Pay HOA) which gives us a free lockbox service (for depositing paper checks from homeowners) and a Pay HOA discount. The Board will consider this option. Tabled for now.

- Pay HOA architectural request workflow. We'll get the Pay HOA form updated to reflect our process, but also leave the PDF on the website for a while as an alternative option.

VIII. NEXT MEETING

- Rescheduled annual meeting (2nd attempt) is 16 January 2026 at 6:30pm at Widefield Park & Recreation Center.
- Next Monthly Meeting is Wednesday, 11 February 2026 at 6:30pm.
- Location: ONLINE ONLY. Go to <https://fvrhoa.com> and click **Join Meeting**.
- Motion by Evelyn to adjourn the meeting at 7:40pm. Seconded by Reed. Motion Carried.