

Fountain Valley Ranch HOA – Board of Directors Meeting

Wednesday, February 11, 2026

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
- Sid Garner – Architecture Control Committee

Other homeowners present

- Jay
- Nichelle

II. APPROVAL OF MEETING MINUTES

- Motion by Evelyn to approve the minutes of the Board of Directors Meeting of 14 January 2026. Seconded by Reed. Motion Carried.

III. FINANCIAL REPORT January 2026

Waiting for packet from accountant. This will be updated when its available.

Accounts

| | |
|----------|--------------|
| Checking | \$ 18,272.82 |
| Savings | \$ 47,596.39 |

Income

| | |
|----------------------------|--------------------|
| Homeowner Assessments | \$ 1,360.00 |
| Certificate Fee (closings) | \$ 150.00 |
| Total Income | \$ 1,510.00 |

Expenses

| | |
|---|--------------------|
| Insurance | \$ 266.00 |
| Management fees <ul style="list-style-type: none">• Kaitlynn \$600.00• PayHOA fee \$275.00• PayHOA letters \$8.25 | \$ 883.25 |
| Office Expenses <ul style="list-style-type: none">• Zoom \$17.86 | \$ 17.86 |
| Total Expenses | \$ 1,167.11 |

IV. COMMITTEES

Architectural Control Committee (ACC)

- 430 Garwood – Request for painting. Approved.

Covenants Committee

- 12 violations found during Drive Around

Newsletter Committee

- An update about the portal was included with the 2026 dues invoice.

V. Homeowners Concerns

- Complaint about dues balance forward not accurate. We'll follow up with the accountant.
- Received an email about a homeowner claiming they didn't know they were part of our HOA.

VI. OLD BUSINESS

- HOA portal – We sent out an activation email for those we had on file. We also sent out a link to sign up in the 2026 dues invoice. We had about 50 homeowners register within the last few weeks. We also received 45 payments already via the portal.
- Rescheduled annual meeting. The second annual meeting attempt was held on January 16 (moved from January 9 dues to Widefield Part & Recreation getting shutdown due to weather). There were only 24 homeowners present, which didn't meet the quorum of 88. The Board decided to not reschedule again because each mailing notice costs about \$500.

VII. NEW BUSINESS

- 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 feels it's too soon to make another change and tabled this discussion until later this year.

VIII. NEXT MEETING

- Next Meeting is Wednesday, 11 March 2026 at 6:30pm.
- Location: ONLINE ONLY. Go to <https://fvrhoa.com> and click **Join Meeting**.
- Motion by Evelyn to adjourn the meeting at 7:35pm. Seconded by Gilles. Motion Carried.