

## Fountain Valley Ranch Filing 7

### Board Meeting

5 June 2023

#### Attendance

President- Wayne

Vice President- Barb

Treasurer- Christine

Secretary- absent

Meeting called to order at 11am.

1. Meeting was for board to discuss the upcoming HOA Q&A
  - a. The board decided to cancel Q&A because of pending weather and a family emergency.
  - b. Vice president will get with company about tables/chairs/ tent to see if one of two dates will work.
2. President showed the board members the new website and how they can access it to update it as administrators.
  - a. How everyone can log into their own accounts and see what they owe the HOA, annual dues, late fees, fines
  - b. The board is the only one who can see who owes the HOA instead of keeping paper records.
  - c. President explained how easy the new website is and how it has made things much easier.
  - d. Uploading documents is just a drag and drop.
  - e. Can pay online by credit card, debit card and electronic check for free.
  - f. The cost of a new website is \$225.00 annually compared to the \$1,000.00 we were paying.
3. 48 people still owe dues.
  - a. Process was discussed on how the HOA would get that money.
  - b. New policies for collecting dues have been put into place by law.
  - c. Homeowners who are late in paying dues will receive a \$15.00 late fee for three months per the covenants.
  - d. After those three months the HOA then pays to have a court processor serve notice to the homeowner that they owe the HOA. The HOA will pay the fees for the processor, but it will be placed on the Homeowners bill.
  - e. Have had some homeowners call accountant and argue/being rude about paying dues.

Board also discussed raising the HOA dues starting 2024 to \$100.00

- a. According to the CPI (Consumer Price Index) the HOA should be at roughly \$115.00.
- b. Inflation- cost of utilities, lawn service and certified accounting/taxes
- c. Will leave a cushion for other things that the HOA may need to pay for.

d. Dues have not gone up in 13 yrs. Still less than other HOA's around us.

Meeting adjourned at 1pm