

**FIVE FOUNTAINS CONDOMINIUMS ASSOCIATION INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**April 19, 2023**

**CALL TO ORDER**

The meeting was called to order at 6:01 P.M. Board Members present were Orlando Rodriguez, Karen Jessen, and Diana Knopp. Present from Priority Property Management was Danston Wood. The meeting was held virtually via teleconference. Homeowners were present as reflected on the sign-in sheet.

**GUEST SPEAKER**

Landscaping Contract - Ashley Dixon with A Cut Above was scheduled to attend the Board meeting to discuss the landscaping contract for 2023. He was unable to attend, walkthrough of the community to discuss contract to be schedule with A Cut Above.

**OPEN FORUM**

New Board Member Appointment – A motion was made to appoint Tamika Hill to the Five Fountains Condominiums Board of Directors. Motion passed 3 in favor/0 opposed/0 abstention.

**APPROVED BETWEEN MEETINGS**

Pool Contract for 2023 - Colorado Springs Pool & Spa maintenance agreement for \$6,140 and purchase of pool chemicals for \$701 was approved by the Board. Motion passed 3 in favor/0 opposed/0 abstention.

**APPROVAL OF PRIOR MEETING MINUTES**

The March 15, 2023 meeting minutes were approved as written. Motion passed 3 in favor/0 opposed/0 abstention.

**FINANCIALS**

The financial statements were reviewed. As of March 31st, 2023, the Association had \$109,269 in operating and \$243,008 in reserve. After all questions were answered the meeting continued.

**MANAGERS REPORT**

Parking Enforcement – Danston met with John Collins of Collins Towing to discuss the renewal of the towing agreement and permit parking enforcement. Collins Towing to send a new agreement for towing. Revisions to parking rules to include the addition of expiring permits and reset of permit program to be researched.

Laundry Room Mitigation –An update from WF Legal was shared with the Board. The letter sent by WF Legal to Hammersmith was received and Hammersmith has opened a claim with their insurance carrier.

Insurance Renewal – An update on the ongoing insurance renewal for the community was given to the Board. CCIG is still working to put together quotes for the upcoming insurance renewal.

Clubhouse – There are several electrical issues noted in the clubhouse. The Board would bids for an electrician to fix issues and ready the clubhouse for reservations this summer. Board to look for replacement refrigerator. There is adequate patio furniture for the pool to start the season. Purchase of patio furniture to be revisited if need arises.

An update on pending tasks was given to the Board.

**UNFINISHED BUSINESS**

Building 1 – Unable to get in contact with Groundworks regarding the foundation of building 1. Danston advised they no longer consider them for this project. Vendors from previous bids to be contacted. New contractors to be researched and asked to bid. Tabled.

**NEW BUSINESS**

No new business was discussed.

**EXECUTIVE SESSION**

No executive session was held.

**HEARING REQUESTS**

None.

**ADJOURNMENT**

With nothing further to discuss the meeting was adjourned at 7:06 PM.

**FUTURE MEETINGS**

The 2023 Board Meetings are tentatively scheduled for the 3<sup>rd</sup> Wednesday of every month.

**PENDING**

- Dumpster Relocation
- Gas Monitoring Policy
- Locking Lids for Cleanouts
- Underpass Roof
- Entrance Sign
- Key Policy
- Pet Policy
- Rules & Regulations Update
- Policy Updates- Records, Signs,
- Maintenance Matrix

These minutes were approved as written by the Five Fountains Condominiums Association Inc. Board of Directors on:

\_\_\_\_\_  
Date

Board of Directors

Priority Property Management

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Community Association Manager

\_\_\_\_\_  
Title