

**Five Fountains Condominiums Association Inc.
Board of Directors Meeting
Wednesday April 17th, 2024
6:00 PM**

Location: Five Fountains ClubHouse

Please join our meeting from your computer, tablet or smartphone.

<https://meet.goto.com/556591853>

Meeting Minutes

Orlando Rodriguez (President 2024) **Tarah Major** (Vice President 2025) **Tamika Hill**
(Treasurer 2025) **Diana Knopp** (Member at Large 2024) **Catherine Gonnering**
(Secretary 2026)

CALL TO ORDER - 6:04 PM

PRESENTATION OF BOARD MEMBERS - In attendance - Orlando Rodriguez, Diana Knopp, Tarah Major, Cat Gonnering, Tamika Hill

OPEN FORUM

APPROVED BETWEEN MEETINGS

APPROVAL OF PRIOR MEETING MINUTES

Approval of March 2024 BOD meeting minutes - Motion from Tamika to approve minutes, Diana seconds, 5 in favor, 0 against, motion passed.

TREASURER'S REPORT

March 2024 Financials. \$115,179.72 in operating, \$302,944.98 in reserves. After all questions were answered, the meeting continued

MANAGER'S REPORT

Tow company change - Midnight towing is the new tow company for Five Fountains. Tenants can call the company directly if someone is parked in their assigned parking spot and just need to prove residency.

Parking permit report - Tarah and Orlando are logging the parking permits in a spreadsheet, many homeowners have updated their information. The board encouraged the community to continue to update and get the necessary parking permits.

Pool opening - No response from current vendor Rocky Mountain Pool and Spa, No response from Arrowhead Pool and Spa. The board did receive a bid from Brightwater Pools. Bid is for approximately \$5405 for the season depending on opening and closing dates.

Landscapers - Several bids presented, Good Speed Landscaping bid \$21,300 for the year including fall and spring cleanups, weed control and lawn maintenance, they also offer snow removal for a separate fee. The Grounds Guys quoted \$24,650 for the season including everything except snow removal. The current landscaper, Equinox Landscaping, quoted \$21,364 including everything except snow removal, they currently do our snow removal on an on-call basis.

Insurance renewal update - Still getting quotes

Short term rentals - The board discussed many problems with short term rentals including them costing more for the HOA insurance policy, renters fist fighting and the police coming at 4 am, short term rental owners shutting off water to the buildings without notice to the rest of the residents, noise at all hours, trash, cigarette buds, dogs, no interest in changing electric panels, etc.

Building 1 update - Project is done. Building was lifted approx 2.5 inches. Floor of unit 145 was foam jacked to level the slab. Owner in 145 wants the contractor to come check the bathroom area slab so Orlando will call them and ask them to come out to measure.

Reserve account investments - income from reserve account investments for March was \$928.22

Concrete and Step repairs - Have not heard back about concrete repair for bldg. 5. Orlando will follow up

Hallways - Carpets and Painting - Still in process of having all buildings updated with carpet and painting

Backflows - Monday at 10am plumbers will be out to install backflows and pressure check for \$190.00 a backflow (4 backflows).

UNFINISHED BUSINESS

Woodpeckers

Fire extinguisher certifications

NEW BUSINESS

Short term rentals - After discussion the board decided to move to change the declarations in order to ban all short term rentals in the community. Motioned by Tarah, seconded by Diana. 5 in favor, 0 opposed, motion passed. Orlando will call our legal council to get the process started

Pool bids - The board has reviewed the bid from Brightwater pools. Motion from Tamika to approve, Diana seconds, 5 in favor, 0 against, motion passed.

Landscaping bids - Several bids presented. Motion from Tamika to approve Good Speed on the condition that the dates are changed and contract is revised for on-call snow plowing only for 4 inches or higher, Sawyer Way Condos are included in the bid, and no additional salt is used as we have plenty of salt in storage. Tarah seconds, 5 in favor, 0 against, motion passed

Pool waivers and clubhouse rental agreement- Tamika will review and possibly revise contracts in order to get it out to the community. Waivers will need to be signed for 2024 pool use.

ADJOURNMENT REGULAR SESSION - 7:24PM

FUTURE MEETINGS

2024 Meetings are on the third Wednesday of every month.