

**FIVE FOUNTAINS CONDOMINIUMS ASSOCIATION INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**February 15, 2023**

**CALL TO ORDER**

The meeting was called to order at 6:13 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.

**OPEN FORUM**

**APPROVAL OF PRIOR MEETING MINUTES**

The January 18, 2023 meeting minutes were approved with revisions to incorrectly referenced financial amounts. Motion passed 3 in favor/0 opposed/0 abstention.

**FINANCIALS**

The financial statements were reviewed. As of January 31, 2023, the Association had \$85,666 in operating and \$233,996 in reserve. After all questions were answered and explanations given, the meeting continued.

**MANAGERS REPORT**

Working Capital Contribution - This question had been sent to the Associations Legal Counsel and no update was available at the time of the meeting. Tabled.

Key Policy – The Board would like to revise the current Key Policy to account for rising costs in key replacement. Board to review current policy. Tabled.

Changing Internet Plan with CenturyLink – Removal of the landline in the clubhouse and a revision of the current internet plan was made in order to reduce costs of CenturyLink service.

Parking Enforcement – Large amount of vehicles with no parking pass noted in the community during inspections. New towing laws have affected how we can enforce parking rules. Board would like to review law to see how it will impact community.

Laundry Room Mitigation – WF Legal to send letter to Hammersmith regarding this incident.

**UNFINISHED BUSINESS**

Pool Contract – Still awaiting proposal from Rocky Mountain Pool & Spa. Tabled.

Spring Jetting of Cleanouts – Still awaiting bids from Leo’s Plumbing and Olsen Plumbing. Tabled.

Gas Monitoring Policy – Board would like to further review this policy. Tabled.

Building 1 – Still unable to get in contact with Groundwork regarding the foundation of building 1. Other vendors to be pursued. Tabled.

Reserve Investments – Various options on CD’s were presented to the Board. The Board would like to further consider these options. Tabled

Clubhouse Fireplace – A bid to replace the Clubhouse Fireplace was presented by Chimney Cricket for \$ 4,000. This bid was considered by the Board. A motion was made to not pursue this project at this time. Motion passed 3 in favor/0 opposed/0 abstention.

Rules & Regulations Update – Revisions to Rules & Regulations is still in progress. Tabled.

### **NEW BUSINESS**

Spring Gutter Cleaning – Proposal for spring cleaning of the gutters by All Year Gutters was considered by the Board. The last cleaning was in December and comes with a 6-month warranty on work. A motion was made to not accept this proposal. Motion passed 3 in favor/0 opposed/0 abstention.

Schedule A Amendment – Certain hard costs for association management were omitted from Schedule A in the last PPM Contract. PPM explained the purpose of these costs and how it is necessary to have this in our current agreement. A motion was made to accept this amendment to Schedule A of PPM’s contract. Motion passed 3 in favor/0 opposed/0 abstention.

Locking Lids for Cleanouts – Pricing for locking lids for cleanout in the community was presented to the Board. The Board had asked this project be bid out by Arrow Plumbing and Leo’s Plumbing.

### **TABLED FOR FUTURE MEETINGS**

Xeriscaping

Security Cameras

### **EXECUTIVE SESSION**

At 7:44 pm the homeowners were dismissed, and the Board entered executive session to discuss ongoing collection efforts.

### **HEARING REQUESTS**

None.

### **ADJOURNMENT**

With nothing further, to discuss the meeting was adjourned at 8:05 PM.

### **FUTURE MEETINGS**

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

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

March 15, 2023 .

Date

Board of Directors

Orlando Rodriguez

Orlando Rodriguez (Mar 16, 2023 15:54 MDT)

Signature

Priority Property Management

Darnton Wood

Community Association Manager

President







# February 2023 BOD Meeting Minutes

Final Audit Report

2023-03-16

Created:	2023-03-16
By:	Danston Wood (danston@prioritypm.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8XAk0ygVLUlxkLf4GHyciU2dSSdTxKg2

## "February 2023 BOD Meeting Minutes" History

-  Document created by Danston Wood (danston@prioritypm.net)  
2023-03-16 - 6:12:17 PM GMT
-  Document emailed to peakrentahome@gmail.com for signature  
2023-03-16 - 6:12:54 PM GMT
-  Email viewed by peakrentahome@gmail.com  
2023-03-16 - 9:44:32 PM GMT
-  Signer peakrentahome@gmail.com entered name at signing as Orlando Rodriguez  
2023-03-16 - 9:54:12 PM GMT
-  Document e-signed by Orlando Rodriguez (peakrentahome@gmail.com)  
Signature Date: 2023-03-16 - 9:54:14 PM GMT - Time Source: server
-  Agreement completed.  
2023-03-16 - 9:54:14 PM GMT

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