

**Five Fountains Condominiums Association Inc.  
Board of Directors Meeting  
Wednesday June 19th, 2024  
6:00 PM**

**Location: Five Fountains ClubHouse**  
Please join our meeting from your computer, tablet or smartphone

**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**

**PRESENTATION OF BOARD MEMBERS – All present excluding Tarah Major**

**OPEN FORUM**

**APPROVED BETWEEN MEETINGS**

**APPROVAL OF PRIOR MEETING MINUTES**

Approval of May 2024 BOD meeting minutes - Approval to change error in date from April to May. Motion from Diana to approve 2<sup>nd</sup> from Tamika, 4 in favor, 0 against, motion passed

**TREASURER'S REPORT**

April 2024 Financials - After all questions were answered the meeting continued

**MANAGER'S REPORT**

Insurance Renewal - Insurance for the HOA has been renewed and paid in full for \$227,250.38

Insurance Risk Loss Control Recommendations - Insurance recommends making several changes and would like a plan of action in writing. They are requesting things such as no diving signs (ordered), signs for 911 landline location, rails on balconies and hallways to have less than 4 in of separation and asphalt repairs. The board will look into what can be done.

Hallway Painting and Carpets - Painter was let go due to lack of workman's comp insurance. The board will look into a replacement vendor to continue the hallway paintings

Hallway Lighting - The board is also looking for a new vendor with worker's comp.

Hallway Coded Locks - \$143.00 per lock. 4 buildings have been completed so far. Codes have been given to owners and residents of each hallway and all first responders and board have a special code that will open all hallways.

Reserve account investments - Interest earned for the month of May was \$522.15

Concrete and Step repairs - Work has been completed in front of building 5 and between buildings 12 and 1 by Groninger Concrete for a total of \$3,334.00

Parking permit report - Still in process.

Pool opening - Successful opening. Skimmer on the west side needs to be fixed.

Underpass damage - A tow truck has hit the underpass and created more damage. Discussion of repairs has been tabled for now due to cost.

Backflows and Sprinklers - All sprinklers are repaired and working on Sawyer except 1. Murray's side hasn't started yet.

Tree trimming and removal - Dead tree limbs above the mailboxes and a large dead tree behind B13 were removed by Front Range Arborist for \$1,800

### **UNFINISHED BUSINESS**

Woodpeckers- Ongoing

### **NEW BUSINESS**

Tree Trimming Proposal by Front Range Arborist - Board reviewed bid from Front Range Arborist to cut down large tree on Northwest end of Sawyer (Building 13) and some dead branches hanging over Sawyer way. - Tabled

Underpass Repair Bids - Bids were reviewed and tabled for now.

Asphalt Repair bid by Pavco - Tabled for next month. Will revisit after the board has more info.

Amend wording on April 2024 meeting minutes from "Bylaws" to "Declarations"- Motion from Cat to approve 2<sup>nd</sup> from Tamika, 4 in favor, 0 against, motion passed

Motion to accept workers comp waiver from Keep it up, LLC. - Motion from Diana to approve 2<sup>nd</sup> from Tamika, 4 in favor, 0 against, motion passed

### **ADJOURNMENT REGULAR SESSION 7:33pm**

### **FUTURE MEETINGS**

2024 Meetings are on the third Wednesday of every month.

**PENDING**

Audit

Reserve Study

**EXECUTIVE SESSION**

Hearings

Collections

**ADJOURNMENT EXECUTIVE SESSION**