

**FIVE FOUNTAINS CONDOMINIUMS ASSOCIATION INC.
BOARD OF DIRECTORS MEETING MINUTES
January 18, 2023**

CALL TO ORDER

The meeting was called to order at 6:05 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

Open forum was held for the homeowners present. Discussion about persistent ice in certain areas was discussed. Board to make map of areas of high concern and work on an agreement with Green Care now to address these areas. Motion passed 3 in favor/0 opposed/0 abstention.

APPROVAL OF PRIOR MEETING MINUTES

The October 19, 2022 minutes were approved as written. Motion passed 3 in favor/0 opposed/0 abstention.

APPROVED BETWEEN MEETINGS

The following items were approved between meetings:

- Updated Covenant Enforcement Policy

FINANCIALS

The financial statements were reviewed. As of November 30, 2022, the Association had \$87,097 in operating and \$201,466 in reserve.

NEW BUSINESS

OCHH Terms of Engagement – The retainer agreement was reviewed by the Board. The Board did not agree to enter a retainer with OCHH. The Board did agree 3 in favor/0 opposed/0 abstention to the Assessment Collections and Covenant and Rule Enforcement section of the agreement.

ARCHITECTURAL REQUESTS

None.

MANAGERS UPDATE

Danston provided the Board with an update on pending tasks.

- No quorum for Annual Meeting
- Board replaced parking area lights with LED (white lights)
- Groundworks Building 1 Special meeting- Cancelled Groundworks unable to attend due to emergency
- Gutter Cleanouts Completed by All Year Gutter
- Trace Pape Resignation from Board December 21, 2022

UNFINISHED BUSINESS

Pool Contract for 2023 Rocky Mountain Pool and Spa- No update. Tabled

Spring Jetting of all Cleanouts – To be scheduled. Danston to check on current agreements.

Gas Monitoring Policy (Draft) – Tabled.

Building 1 Special Meeting or Guest Speak at regular Board Meeting - Danston to see if Groundworks can attend

Title

the next meeting.

ON GOING PROJECTS

Alternatives to Pacific bank – Investment options to be presented to the Board at the next meeting. Tabled.

Working Capital Contribution and Transfer of Owner Fee – The Board would like to add a working capital contribution from home sales for the reserve. The Board voted 3 in favor/0 opposed/0 abstention in favor of sending this question to the attorney.

Clubhouse Fireplace – Awaiting estimate from Chimney Cricket. Tabled

Xeriscaping – Request for Cut Above to help identify working irrigation and prime areas for Xeriscaping. Tabled until April.

Security Cameras/Ring cameras - Security cameras to be added to areas of the community was tabled.

Lighting in dumpster area/ Relocating Main Entrance dumpster. The Board discussed options for the current dumpster near the North Murray entrance. The Board voted 3 in favor/0 opposed/0 abstention to relocate the dumpster to a previous location near building 9.

Rules & Regulations update – PPM to remove old language from rules and provide draft to board. Tabled.

Board Members- In need of volunteer to serve on the Board of Directors for Five Fountains- asking those interested to attend several meetings prior to appointment.

EXECUTIVE SESSION

No executive session was held.

HEARING REQUESTS

None.

ADJOURNMENT

With nothing further, to discuss the meeting was adjourned at 7:36 PM.

FUTURE MEETINGS

The 2023 meeting schedule is tentative as follows:

February 15, March 15, April 19, May 17, June 21, July 19, August 16, September 20, October 18, November 15 (Annual), December 20.

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

February 15, 2023 .

Date

Board of Directors

OR
OR (Mar 9, 2023 12:08 MST)

Signature

President

Title

Priority Property Management

Darston Wood

Community Association Manager







January Meeting Minutes

Final Audit Report

2023-03-09

Created:	2023-03-08
By:	Danston Wood (danston@prioritypm.net)
Status:	Signed
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"January Meeting Minutes" History

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