

**Five Fountains Condominiums Association Inc.  
Board of Directors Meeting  
Wednesday March 20, 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/Secretary 2025)  
**Tamika Hill** (Treasurer 2025) **Diana Knopp** (Member at Large 2024) **Catherine  
Gonnering** (Member at Large 2026)

**CALL TO ORDER - 6:03PM**

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

**OPEN FORUM**

**APPROVED BETWEEN MEETINGS**

Sewer Maintenance Jetting bid from Leo's Plumbing for \$2,970. This is to include scoping  
of all lines as well.

**APPROVAL OF PRIOR MEETING MINUTES**

Approval of February 2024 BOD meeting minutes - Motion from Cat to approve minutes,  
Tarah seconds, 5 in favor, 0 against, motion passed.

**TREASURER'S REPORT**

February 2024 Financials. \$102,714.86 in operating, \$297,516.26 in reserves. After all  
questions were answered, the meeting continued

**MANAGER'S REPORT**

Hallway Painting and Carpets - Still doing 2/month, goal is to do them all eventually.

Snow removal report - Snowblower broke so common areas were done by shovel.  
Snowblower was repaired. Street plowing was canceled after storm snow melted before  
the plow showed up.

Insurance renewal update - still getting quotes

Building 1 Update - going well.

Reserve account investments - Income from reserve account investments for February was \$908.40

Concrete and Step repairs - Repaired some sidewalks behind building 1, between buildings 3 & 4, between clubhouse and building 12 and repaired the landing on bottom of stairs @ building 14. Total cost was \$5,556

Asphalt Bid from PAVCO for the main entrance roundabout and the main street up to the underpass including under the carports, removing and replacing the bumper stops and restriping all the parking lines for \$35,642 - The board will wait and revisit this after the insurance is renewed and paid.

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.

Unit 139 Water intrusion - The owner did some landscaping modifications in front of the unit and no water has come into the unit after the heavy snowstorms. We will revisit this in the future if the problem is not resolved.

Ring Cameras - The board added a few more cameras. We now have a total of 7 ring cameras and 2 regular cameras. The board will add more if needed and as the budget allows.

Pool opening - No response from current vendor, The board has asked for more bids from ArrowHead Pool and Spa and Brightwater pools. Arrowhead has not responded, Brightwater sent a bid. The Board will try to get a few more bids and vote in the next meeting.

### **UNFINISHED BUSINESS**

Woodpeckers in buildings 11 and 12 - Now also 3  
Fire extinguisher certifications

### **NEW BUSINESS**

Pool opening Bids - Not enough bids - Tabled

Asphalt Bid From Pavco - Will wait until after the insurance quote and after building 1 payment to see if the budget allows for this project.

**ADJOURNMENT REGULAR SESSION - 6:58PM**

**FUTURE MEETINGS**

2024 Meetings are on the third Wednesday of every month.

**PENDING**

**EXECUTIVE SESSION**

Hearings

Collections

**ADJOURNMENT EXECUTIVE SESSION**