

**Five Fountains Condominiums Association Inc.  
Board of Directors Meeting  
Wednesday March 19th, 2025  
6:00 PM**

**Location: Five Fountains ClubHouse and Online.**

**Minutes**

**Orlando Rodriguez** (President 2027) **Tarah Major** (Vice President 2025) **Tamika Hill** (Treasurer 2025) **Diana Knopp** (Member at Large 2027) **Catherine Gonnering** (Secretary 2026)

**CALL TO ORDER 6:03**

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

**OPEN FORUM**

**APPROVED BETWEEN MEETINGS**

Bid to remove 3 dead trees and grind stumps on Sawyer close to clubhouse and mailboxes by Front Range Arborist for \$1775 and grind the stumps for \$595

Send 1 account to our attorneys for collections

Approval of new management - Keep it Up, LLC (Orlando Rodriguez) for \$1744.70/month

Landscaping contract Approval - Equinox Landscaping \$18,228 for the season (6 month Contract)

**APPROVAL OF PRIOR MEETING MINUTES**

January meeting minutes - Diana motions to approve, Tamika seconds. 4 in favor, 1 absent, prior meeting minutes approved as written

**TREASURER'S REPORT**

**MANAGER'S REPORT**

**Management update** - We have hired Keep it Up, LLC (Orlando) as the manager since February of this year. After consulting with our legal counsel he can remain on the board so long he does not vote on any issues related to management or any other possible conflicts of interest.

**Short term rental update-** No complaints since short term rentals have been banned in the community.

**Snow removal-** If we receive snow over 2" on sidewalks or 4" on the streets, Orlando will call to have it removed as per our thresholds

**Hallway renovation update** - 4 or 5 hallways left to paint and install lighting, 8 left for flooring, we hope to have it all completed in the next 3 or 4 months.

**Reserve account investments** - \$885.58 was earned in interest for the month of February

**Insurance** - Currently working on getting insurance quotes for this year's renewal. More info to come.

**Pool** - Waiting on bids for this year and then the board can vote and go forward. Will plan to open the pool over Memorial Day Weekend.

**Unit 139 area Xeriscaping to avoid water intrusion** - \$2548 paid for xeriscaping, regrading the land.

**Fire extinguisher inspections** - Acme inspected all fire extinguishers. \$910.00.

**Laundry and Storage break ins.-** South and Sawyer laundry rooms have been broken into as well as storage rooms of the south laundry. Cameras have been put up, locks changed, and doors have been reinforced to prevent further damage.

**Laundry machines going "Coinless"**- Due to break-ins, damage to the machines and damage to our doors and frames, the laundry rooms will be going coinless. We don't have a date at this time but the company that owns the machines (WASH) estimates to make the change in the next few weeks.

**Additional cleanup** - Equinox Landscaping charged \$1000.00 for cleanup of fallen leaves, pine needles, cones, etc. around the complex.

**Taxes** - \$450.00 was paid to have the tax return prepared. The board has filed both State and Federal. Tax costs besides the \$450 are not reflected in the latest (February) financial statement.

**Sidewalks along Sawyer** - Sidewalks on the north side of Sawyer are completed. South side of Sawyer will be done next as well as by the entrance. The Sawyer south entrance will be blocked by the city when they complete the repairs. These repairs are done by the City of Colorado Springs.

**Sewer Cleanout by Leo's** - Board will need to vote on bid of 2900.00 for all cleanouts and scoping

**Bid to Audit FFC Financial** - Board needs to discuss having an audit as it has not been in over 2 yrs. We are currently waiting for our insurance renewal before spending on the Audit bill (Approx. \$2000)

**Juniper/bush/tree removal along Sawyer Way.-** Has been completed but the board is discussing something to replace the removed trees and shrubbery. Orlando will get bids from

landscapers.

## **UNFINISHED BUSINESS**

### **NEW BUSINESS**

**Proposal from Waugh and Goodwin for an audit of FFC financials.** - Tamika motions to approve the audit after insurance has been paid. Diana seconds, 4 in favor, 1 absent. Motion approved.

### **Approval for Leo's sewer and Drain to Jet and Scope all sewer cleanouts.**

(Bi-annual) - Decision on hold as Russ from R&R ditching has offered to look at the footage or scope a few lines for free to see if it's needed before we go further.

## **ADJOURNMENT REGULAR SESSION**

### **FUTURE MEETINGS**

2024 Meetings are on the third Wednesday of every other month.

### **PENDING**

Reserve Study  
Sidewalk repair discussion  
Asphalt repair discussion

### **EXECUTIVE SESSION**

Hearings  
Collections

## **ADJOURNMENT EXECUTIVE SESSION 7:18pm**

### **FUTURE MEETINGS**


2024 Meetings are on the third Wednesday of every month.

### **Executive Session 7:24pm**

1 account sent to collections. 4 in favor, 1 absent. Motion approved.

### **Adjournment executive session 7:37pm**

Approved by

  
HOA President

Date

6-19-25