

**FIVE FOUNTAINS CONDOMINIUMS ASSOCIATION INC.
BOARD OF DIRECTORS MEETING MINUTES
May 17, 2023**

CALL TO ORDER

The meeting was called to order at 6:03 P.M. Board Members present were Orlando Rodriguez, Karen Jessen, Diana Knopp and Tamika Hill. Priority Property Management was not present. The meeting was held in person at the on-site clubhouse. Homeowners were present as reflected on the sign-in sheet.

OPEN FORUM

New Board Member Appointment – A motion was made to appoint Tarah Major to the Five Fountains Condominiums Board of Directors. Motion from Karen, Diana seconds the motion, passed 4 in favor/0 opposed/0 abstention.

APPROVED BETWEEN MEETINGS

Entrance Sign repair quote from CB Robinson for \$995 approved by board. 4 in Favor/0 opposed/0 abstention. Contract for Pool Service Approved from Rocky Mountain Pool and Spa for Pool Opening and service. (roughly \$7K) Total price depends on the number of services. 3 in Favor/0 opposed/1 abstention.

APPROVAL OF PRIOR MEETING MINUTES

The April 19, 2023 meeting minutes were approved as written. Motion passed 4 in favor/0 opposed/0 abstention. Motion from Diana, Karen seconds.

FINANCIALS

The financial statements were reviewed. As of April 30, 2023, the Association had \$115,747.85 in operating and \$197,512.89 in reserve, CD \$50,000. After all questions were answered the meeting continued.

MANAGERS REPORT

Parking Enforcement - Once we get settled with management we want to get parking organized again. We will set up a plan for registration in the next couple months

Clubhouse & Pool - We expect to have the clubhouse open for renting in 2-3 weeks. Colorado Springs Pool and Spa did not show up as promised on May the 9th. Orlando called Arrow pool & spa set up a tentative service date for June 9th and also called Rocky Mountain Pool and Spa. Rocky Mountain had not shown up by time of the board meeting.

Maintenance Matrix - Board decided to look at this at a later time

Clubhouse Internet - Internet was disconnected due to lack of use and money saving

Unit 114 Maintenance - Board is waiting on more quotes and checking to see if this is HOA or Homeowner responsibility. Tabled for next meeting

Underpass Roof - Quote from Green Care Now was never received. Quote from CB Robinson came in @ \$4875. Board agreed it's too expensive. Will look into this at a later date.

Insurance Renewal - Insurance broker was changed to CCIG. Renewal came in \$81K higher than 2022. Broker will be looking for better options in about 6 months.

UNFINISHED BUSINESS

Building 1 - Board will try to get new bids as Groundworks never responded.

NEW BUSINESS

Dumpster Relocation - Motion from Karen to leave the dumpster at the current location, Diana seconds. Motion passed 4 in favor/0 opposed/0 abstention.

Landscaping Contract - Motion from Diana to hire Equinox landscaping, Tamika seconds. Motion passed 4 in favor/0 opposed/0 abstention.

Janitorial Agreement - Motion from Diana to get more bids, Karen seconds. Motion passed 4 in favor/0 opposed/0 abstention.

EXECUTIVE SESSION

Hearings
Collections
Management

HEARING REQUESTS

None.

ADJOURNMENT

With nothing further to discuss the meeting was adjourned at 7:18 PM.

FUTURE MEETINGS

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

PENDING

Locking Lids for Cleanouts
Key Policy
Pet Policy
Rules & Regulations Update Policy Updates- Records, Signs,
Laundry Room Mitigation
Gas Monitoring Policy

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

_____.

Date

Board of Directors

Signature

Title

