

**Five Fountains Condominiums Association Inc.
Board of Directors Meeting Thursday May 21st, 2026
6:00 PM**

Location: Five Fountains Club House and Online

Minutes

Orlando Rodriguez (President 2027) **Tarah Major** (Vice President 2028)
Tamika Hill (Treasurer 2028) **Diana Knopp** (Member at Large 2027)
Catherine Gonnering (Secretary 2026)

CALL TO ORDER 6:03

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

OPEN FORUM

APPROVED BETWEEN MEETINGS

- Asphalt Paving- 5 yay, no nays, motion passed

APPROVAL OF PRIOR MEETING MINUTES

- March 2026 meeting minutes: Cat motions to approve, Diana 2nds, 4 in favor, 1 absent, motion passed.
- January 2026 meeting minutes: motion to correct dates of board members terms in January meeting minutes. - Diana motions to approve, Cat 2nds, 5 in favor, motion passed.

TREASURER'S REPORT

Overall Financial Position

- HOA is in the strongest financial position ever recorded.
- Total cash on hand: **\$550,557.83** (operating + reserves).
- May expected: deficit month due to annual insurance payment.

Insurance Payment

- Insurance paid in full this year.
- Cost: approx. \$176,000 — \$40,000 less than last year.
- HOA only borrowed \$30,000 from reserves this year (vs. \$130k–\$140k in prior years).

Reserves & CDs

- One Reserve CD matured and temporarily sits in checking (\$94,397) until asphalt project is paid. The two other CD's (see April Balance Sheet) remain the same.
- \$111,000 will be moved back into reserves after asphalt work is completed.

Major Water Leak Expense

- Total cost: \$7,200–\$7,300

- Leak was from an old repair; required new sand, city re-inspection, and emergency parts sourcing.

MANAGER'S REPORT

HOA President discussion/election

President's Announcement

- The HOA President announced that he recently bought a house and moved out of the community.
- The board agreed to keep Orlando on as manager, a role he has effectively been performing already.
- Orlando is here daily performing management duties on the property even after moving.

Reserve account investments

- See Treasurers Report.

Trash dumping

Current Issues

- Ongoing problem with residents dumping trash outside the dumpsters.
- Situation has improved somewhat, but violations still occur regularly.

Enforcement Actions

- Violations have been issued to responsible residents/owners.
- Board reaffirmed the rule in the HOA's Rules & Regulations: No dumping outside the dumpsters.
- Board intends to be stricter going forward, even with owners.

Costs & Billing

- When billed, the HOA treats charges as pass-through costs to the responsible resident.
- HOA is waiting on the bill for the recent mattress/furniture dump

Major water leak on Sawyer side report

Location & Cause

- Leak occurred on the Sawyer side, affecting five buildings that had to be shut off.
- The break was in an old previous repair involving two couplers, where one bolt had snapped, causing failure.

City Inspection Issue

- City inspector did not approve the initial backfill.
- Required new sandy fill dirt, not the original dirt.

Cost Breakdown

- Initial repair estimate: \$5,100
- Additional sand + rework due to city requirement: +\$1,000
- Utility locate service: \$1,100
- Total cost: approximately \$7,200–\$7,300

Operational Impact

- Required multiple days to complete backfill and restoration due to city requirements.
- President handled resident communication during outage, noting high call volume and concerns.

Additional Notes

- Leak was not caused by recent sprinkler repair work; it was a failure of an old repair 6 feet down.

Insurance renewal update

Premium & Payment

- The HOA paid the full annual insurance premium in May.
- Total cost: approximately \$176,000.
- This year's premium is ~\$40,000 less than last year.
- Only \$30,000 was borrowed from reserves this year to support cash flow.

Inspection Scheduled

- Insurance inspection scheduled for Friday at 1 PM.
- Board will be updated next meeting on any required corrections.

Asphalt paving

Project Approval & Reasoning

- Asphalt paving was approved between meetings due to an urgent notice from PaveCo that asphalt prices were increasing 10%.
- HOA chose to lock in last year's bid to avoid a large cost increase.

Total Cost

- \$68,000 for the main paving project (last year's pricing).
- Seal coat add-on: \$3,500 (separate project, likely done later).

Main paving includes:

- From the underpass to the roundabout
- Under all carports
- Full striping
- From Sawyer roundabout to the east side
- 2.5" overlay

Scheduling & Timing

- Contractor wanted to start end of this week or early next, but rain delays pushed the schedule back.
- Project expected to take 2–3 days, weather permitting.

Parking & Resident Impact

- All cars must be moved from all of Sawyer and east side of Murray during paving.
- Roundabout and street parking will be used temporarily.
- HOA may experience a temporary parking shortage for 1–3 days.

Future Work

- After this phase, only two areas remain before all streets in the community are fully updated.

Pool opening

- Pool to open over Memorial Day Weekend.

UNFINISHED BUSINESS

Building 7 Hallway door

- The hallway door in Building 7 is warped and needs to be repaired or replaced.
- The door does not yet have a coded lock, unlike the other buildings.
- No vendor has been secured yet for the repair or replacement.
- This item remains on the HOA's Unfinished Business list.

- Once a suitable contractor is found, the board will schedule the work.

Building 11 Hallway renovation

- Building 11 is the only hallway renovation still unfinished.
- The hallway contains an 89-year-old resident's stair-chair lift, which complicates scheduling and access.
- Renovation requires:
 - o Temporarily removing the chair lift
 - o Coordinating access with the resident
 - o Completing all work in one coordinated session
- Project remains open unfinished business until coordination with the resident and vendor is finalized.

NEW BUSINESS

Board president election

- Board has chosen Diana Knopp to replace Orlando Rodriguez as Board President effective the date Orlando's unit sells.

Resolution to add incoming Board President to the ENT accounts

- Tamika motions to formally put Diana on ENT accounts as a signer and authorized user on all ENT Credit Union HOA accounts as she will be the incoming president once Orlando sells his home. Tarah seconds. 5 Ayes, 0 Nays motion passed.

ADJOURNMENT REGULAR SESSION 7:08

FUTURE MEETINGS

2026 Meetings are on the third Wednesday of every other month.

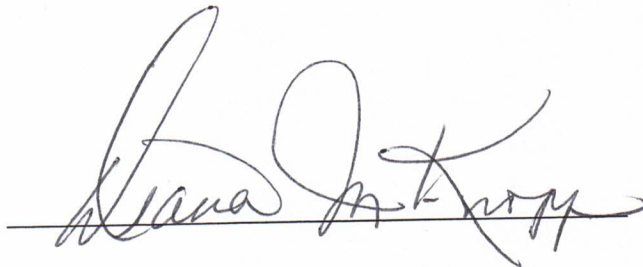
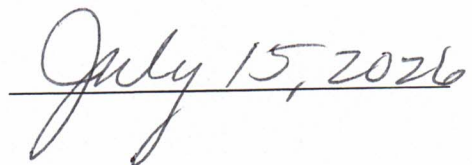
PENDING

EXECUTIVE SESSION

Hearings

Collections

ADJOURNMENT EXECUTIVE SESSION

A handwritten signature in black ink, appearing to read "Diana Knopp", written over a horizontal line.A handwritten date "July 15, 2026" in black ink, written over a horizontal line.