

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

CALL TO ORDER

The meeting was called to order at 6:06 P.M. Board Members present were Orlando Rodriguez, Karen Jessen (online), Diana Knopp, Tarah Major and Tamika Hill. The meeting was held in person at the on-site clubhouse and online. Homeowners were present as reflected on the sign-in sheet.

OPEN FORUM

APPROVED BETWEEN MEETINGS

Sewer Cleanout Jetting - Done

APPROVAL OF PRIOR MEETING MINUTES

The September 20, 2023 meeting minutes were approved. Motion passed 5 in favor/0 opposed/0 abstention. Motion from Tarah, Tamika seconds.

FINANCIALS

The financial statements were reviewed. As of September 30, 2023, the Association had \$94,866.70 in operating and \$195,566.97 in reserve. After all questions were answered the meeting continued.

PRESIDENT'S AND MANAGERS REPORT

Building 1 - New quotes received - Groundworks quoted push piers but we need helical piers so the quote will be revised. Entech Engineers want to do one more soil sample and check if foundation is attached to slab before signing off on the paperwork to get started. Board is waiting for Engineers to finish before moving forward with the project.

Federal Pacific Panels Replacement Update - At ~65% done, maybe sending another email to all owners will be beneficial.

Reserve account investments - \$190K invested in 3 separate ENT CD's @ 5% interest, 3 month terms. The Board plans to invest more in the future as funds allow.

Concrete and Step repairs - One set of stairs was Mudjacked (building 10, unit 150) CrackerJack Mudjacking has been unresponsive, we need more mudjacking and are getting bids for sidewalk/cement work.

2024 Budget - Drafted preliminary budget, need to have it done by next month.

Hallways - Painted one hallway building 1 units 130/230. The HOA had some old paint that matched in the storage under building 14. We will continue to paint the hallways that need it the most.

Sprinkler Systems - Winterization - Backflows - Done

Snow removal - Still looking for snow removal company

UNFINISHED BUSINESS

Building 1

NEW BUSINESS

Pet Policy - Need to talk to legal

Parking Policy - Tamika motion to approve the parking agreement, Tarah seconds, 4 in in favor/0 opposed/1 abstained (Diana) - Revisit in January

Hallways - Carpet - Bids - Board received 3 bids to replace carpets in the hallways that need it the most. Board will review/discuss mid meeting.

Fire Hydrant Certification - In November need them to re-inspect them - Tamika will call Cintas, Johnson Controls and other vendors to schedule.

Concrete and step repairs - Still pending

Fall Gutter Cleaning - Early right now, put out notices for when they will come after all the leaves have fallen. Will discuss/decide mid-meeting.

HEARING REQUESTS

None.

ADJOURNMENT

With nothing further to discuss the regular meeting was adjourned at 7:01 PM.

EXECUTIVE SESSION

Started 7:05, ended 7:33

Hearings

Collections

Management

FUTURE MEETINGS

The 2023 Annual meeting is November 15th. No December Board meeting. 2024 Board meetings are tentatively scheduled for the 3rd Wednesday of every month.

PENDING

Unit 139 Water intrusion

Concrete and Step Repairs

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

Date

Board of Directors

Signature _____

Title _____