

**FIVE FOUNTAINS CONDOMINIUMS ASSOCIATION INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**September 20, 2023**

**CALL TO ORDER**

The meeting was called to order at 6:01 P.M. Board Members present were Orlando Rodriguez, Karen Jessen, 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**

Homeowner asked the board to add contracts for landscape and cleaning to the community website. Board will verify if that is possible as the website is open to all the public and not just to homeowners.

**APPROVED BETWEEN MEETINGS**

Laundry and Clubhouse Electric Panel replacement. 5 in Favor/0 opposed/0 abstention.

**APPROVAL OF PRIOR MEETING MINUTES**

The August 16, 2023 meeting minutes were approved. Motion passed 5 in favor/0 opposed/0 abstention. Motion from Diana, Karen seconds.

**FINANCIALS**

The financial statements were reviewed. As of August 31, 2023, the Association had \$80,960.54 in operating and \$190,600.83 in reserve. After all questions were answered the meeting continued.

**PRESIDENT'S AND MANAGERS REPORT**

Pool - Closed now, Estimated \$8500 (we don't have the final invoice) total to open/maintain/close the pool this year

Building 1 - Approved last month, financing fell through as lender no longer finances "entities", re-negotiating terms - postponed as of now.

Xeriscaping and seeding - Landscaper has done a good job, they want to do more work in the winter months. Board will ask them to perform a fall clean up 1st week of December/clean around carports/sprinkler blow out mid October and possibly some xeriscaping.

Backflows - Board will call Arrow plumbing late october to take off backflows and store them in the storage room under building 14.

Federal Pacific Panels Replacement Update - Board has updated the insurance broker (CCIG) in late August of the progress with the panel replacements so far. Insurance wants periodic updates. Roughly 60+ percent of panels have been replaced. Board encouraged the homeowners to keep replacing them.

Reserve account investments - Board opened 2nd ENT CD for \$70,000. 3 month 5%.

Concrete and Step repairs - Quotes are very high for full step replacements, Board will get more quotes.

2024 Insurance Quotes - Board is looking for 2024 quotes, insurance expires April 30th 2024.

2024 Budget - Orlando Rodriguez made a rough draft of the 2024 budget and gave copies to all board members. The board will study it and make any changes as necessary prior to the November board/budget meeting.

**UNFINISHED BUSINESS**

Building 1

**NEW BUSINESS**

Pet Policy - Tamika Hill is working on this, the Board will call legal for council.

Parking Policy - A policy has been drafted, needs revision, tabled for next meeting.

Hallways - Paint - Board has found many 5 gallon drums of paint in storage and will see if it is viable to use.

Sprinkler Systems - Winterization - Backflows. All discussed and put on the agenda for October.

Concrete and step repairs - Tabled - need more bids

Snow removal - The board will be looking for a snow removal company.

Unit 218 architectural review for window and door replacement - 5 approved/0 opposed/0 abstained

**HEARING REQUESTS**

None.

**ADJOURNMENT**

With nothing further to discuss the regular meeting was adjourned at 7:20 PM.

**EXECUTIVE SESSION**

Executive Session was held from 7:20 to 7:28 PM

Hearings

Collections

Management

**FUTURE MEETINGS**

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

**PENDING**

Unit 139 Water intrusion

Hallways- Paint

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 \_\_\_\_\_