

Five Fountains Condominiums Association Inc.
Board of Directors Meeting
Wednesday, January 21st, 2026
6:00 PM

Location: Five Fountains Club House and Online

Meeting 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 6:02

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

OPEN FORUM

APPROVED BETWEEN MEETINGS

- 1 - Roof repair Building 6 by Petralli Roofing (Squirrels). 5 Yay's, 0 Nay's east
- 2 - Tree removal north of the fence on Sawyer (by carports). 3 yays, 2 absent (Tarah, Tamika).
- 3 - Roof Repair and Pest Removal on B14 by Complete Pest Control 3 Yay's, 2 Absent (Tamika. Cat)

APPROVAL OF PRIOR MEETING MINUTES – Cat motions to approve, Diana seconds. 4 in favor, 1 absent, motion passed.

TREASURER'S REPORT –

- December income: \$57,189.81 with a \$2,141 surplus.
- December expenses: \$32,147.10, about \$1,957 over budget.
- Year-to-date: \$659,600 income, \$549,141 expenses, ending with a \$53,939 annual surplus.
- Interest earned from CDs: \$970 in December, \$8,920 for the year.
- Cash on hand: \$420,782 total (\$91,142 operating, \$329,639 reserves).
- December reserve repayment (insurance) was made in January (last payment).
- Year-over-year cash increased by ~ \$99,000 with no dues increase.

MANAGER'S REPORT –

Reserve account investments- See treasurers report

Fountain Update

- New basalt-stone fountain installed for **\$9,500**.
- Operating well through winter; ice and wind cause some water loss.
- Manual refilling continues until sprinklers activate in summer.
- Plans to add decorative rock and light landscaping around the feature.

Pest Control Update (Squirrels and Woodpeckers)

- Ongoing squirrel and woodpecker issues across multiple buildings.

- Recent repairs include roof patches, vent fixes, and one-way doors.
- Costs remain high; some work quality concerns noted.
- Residents feeding squirrels is worsening the problem; communication planned.
- Woodpeckers are protected, limiting control options.

Financial Audit

- The HOA still has not received the financial audit.
- The audit firm historically used is Waugh & Goodwin.
- Multiple emails have been sent to them; responses have been inconsistent.
- After tax season, the plan is to: Request a new audit provider if Waugh & Goodwin remains unresponsive

Trash dumping

- Continued issues with residents leaving bulk items outside dumpsters.
- A recent incident involved 3–4 mattresses and furniture.
- Violations issued; bulk pickup charges will be passed through to responsible owners.
- The board will enforce rules more strictly going forward to avoid bulk trash dumping by residents.

Laundry Doors Coded Locks

- All laundry rooms now have coded locks installed (keys still work also).
- Owners should provide the code to tenants for easier access control.

Dead or Dying Trees that will need to be cut.

- Several declining trees were identified, especially at the main entrance.
- Board approved removal of all trees behind Sawyer (right side); awaiting scheduling.
- Two older lightning-damaged trees remain stable and are not prioritized.

Spotlights on Sawyer and Underpass

- New spotlights installed on the east side and at the underpass.
- Lighting improvements are complete and functioning well.

Snow removal report

- December snow removal costs were relatively low (\$2,000–\$3,000).
- A recent storm required one visit; video shows five workers for two hours.
- Concern about past invoices billing for seven workers; board may challenge discrepancies.

Reserve Study

- Professional update quoted at \$4,000–\$5,000; board declined due to cost.
- DIY reserve study kit available for \$499 as a future option.
- Insurance coverage already increased from \$21M to \$27M based on prior guidance.

UNFINISHED BUSINESS

Building 7 Hallway door

- The door is warped and lacks a coded lock.
- No vendor secured yet.
- Work will be scheduled once a suitable contractor is found.

Building 11 Hallway renovation

- Final hallway still pending renovation.
- Requires coordination due to the resident's stair-chair lift.
- Work must be completed in one coordinated session; no date set.

NEW BUSINESS

Bid from Complete Pest Control for Building 2 for \$1055.- Diana motions to approve, Cat seconds. 4 in favor, 1 absent, motion passed.

PENDING**ADJOURNMENT REGULAR SESSION – 6:48****FUTURE MEETINGS**

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

EXECUTIVE SESSION

Hearings

Collections

ADJOURNMENT EXECUTIVE SESSION
