Five Fountains Condominiums Association Inc.
Board of Directors Meeting Wednesday July 15th, 2026
6:00 PM

Location: Five Fountains Club House and Online

Minutes

Diana Knopp (President 2027) **Tarah Major** (Vice President 2028)
Tamika Hill (Treasurer 2028) **Catherine Gonnering** (Secretary 2026)

CALL TO ORDER 6:00pm

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

OPEN FORUM

APPROVED BETWEEN MEETINGS

1 - Collections - 1 account to attorney

APPROVAL OF PRIOR MEETING MINUTES

- May 2026 meeting minutes Diana motions to approve, Cat 2nds, 3 in favor, 1 absent, motion passed.

Treasurer's Report - As of June 30th 2026

- Operating accounts had $61520.91
- Reserve Accounts $363,083.34
- Accounts Receivable are $35,627.47
- Accounts Payable: $14,093.29 .
- One delinquent account represents approximately $12,000 split between a previous owner and the bank (foreclosure); the bank is expected to pay upon sale.
- Interest income was $811.98
- The insurance premium was paid in full ($176K) to avoid interest and finance charges.

Manager's and President's Report
President and Management Discussion

- The former President, Orlando Rodriguez announced he no longer resides on the property and previously notified owners by email. He stepped down and Diana Knopp is the new Board President. The board voted at the prior meeting to appoint Diana as the new Board President, anticipating this transition.
- Diana has longstanding involvement with the community and holds interests in five units, making her a strong fit for the role.

- All other board positions remain unchanged.
- Former President Orlando will continue serving as on-site management, handling daily operations, resident support, and property oversight.

Asphalt Work Delay

- Asphalt work was previously approved using PaveCo at a quoted cost of $68,000, significantly lower than competing bids.
- Project start has been delayed due to weather (rain) and lack of follow-up from the contractor.
- Manager must be onsite during the work to coordinate vehicle removal; residents will need to park on the street for approximately two days.
- Work area will require full clearance of all vehicles.
- If feasible, the project may be split into two phases to reduce parking disruption.
- Manager will follow up with PaveCo and provide an update at the next meeting.
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Main Sewer Cleanout Scope and Jetting

- The HOA completed its routine main sewer cleanout and jetting, which is scheduled every six months.
- The total cost for the jetting was $2,900 for the full complex.
- Jetting continues to be effective in preventing major sewer backups, with no significant backups reported in over two years.

Owners/Renters Ratio Discussion - FHA Approval for condo

- Management provided an update on efforts to obtain FHA condo approval.
- FHA requires at least 50% owner-occupancy, defined as the deed holder residing in the unit.
- Although the community is under 50% renters in practice, many units cannot be counted as owner-occupied under FHA rules because:
    - The deed holder does not live in the unit (e.g., parent owns the unit, child resides there).
    - Owners use alternate mailing addresses that FHA does not automatically accept.
- Management consulted FHA Review, a specialized firm, which indicated the HOA *may* qualify under a 35% owner-occupancy exception, though approval is not guaranteed.
- The cost to attempt the FHA review is $900, and the board will need to determine whether to proceed.
- Management noted that encouraging owners to add resident family members to the deed could improve ratios, but this is personal and not feasible for many owners.
- FHA approval would increase property values and improve access for first-time buyers, but achieving the qualifying ratio remains challenging.

Owner to Owner disputes - HOA Responsibility

- Management clarified the HOA's limited role in owner-to-owner disputes, particularly issues such as leaks between units.

- Per the HOA's Responsibility Matrix, drafted by legal counsel, the upper unit owner is responsible for resolving issues that impact the lower unit (e.g., water leaks, bathroom or shower overflow).
- The HOA cannot enforce payment, require reimbursement, or add charges to an owner's HOA account for disputes that are strictly between owners.
- The HOA only intervenes when an issue affects common areas or poses a risk to the building's structure or systems.
- Owners must resolve private disputes directly with each other, including pursuing legal remedies if necessary.
- Management reiterated that the HOA is not an enforcement body for personal conflicts and cannot act as a mediator in private owner-to-owner matters.

Removal of Dead Trees in Main Entrance

- Management addressed questions regarding the recent removal of trees at the main entrance. They were removed because they were dead or severely declining, primarily due to beetle infestation.
- The HOA previously paid for beetle treatment, but several trees could not be saved and required removal for safety and appearance.
- One remaining dead tree at the entrance still needs to be removed; it is smaller and will be handled separately.
- Additional trees near the water feature and mailbox area show partial die-off and may require future treatment or removal.
- Beetle spraying for the complex is low-cost (approximately $400) and will continue as needed to preserve remaining trees.

Ent/Wings accounts

- Management reported ongoing issues with the ENT/Wings bank accounts, specifically related to account access for authorized users. Wings bought Ent and the transition has been troublesome.
- Diana has successfully been added to the account as an authorized signer.
- Kristy from balanced bookkeeping still requires access to view financials and send monthly reports; this process remains in progress.
- The delays have caused administrative inconvenience but do not affect the HOA's financial standing or ability to operate.

Insurance inspection

- Inspection went well. All they want is a sign on the underpass saying how many feet Clearance.

UNFINISHED BUSINESS

Building 7 Hallway door

- The hallway door in Building 7 is warped and needs to be repaired or replaced.

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 coordinating with the paint contractor and the floor contractor to do the work all at once, remove the chair lift and replace as soon as possible.

NEW BUSINESS

Bid for Xeriscaping in front of B9

- Xeriscaping was discussed as a potential option for the area in front of B9 to reduce maintenance and improve appearance.
- Management emphasized avoiding landscaping designs that create concealed areas where homeless individuals could shelter.
- Board will consider xeriscaping or other low-maintenance alternatives as part of future landscaping improvements.

Bid to plant Spartan Junipers in front of B16

- Management presented a bid to install Spartan Junipers in front of Building B16 as part of ongoing landscape improvements.
- Board suggested planting lavender and decorative shrubs instead.
- Orlando will look into this option.

Bid to clean hallway Carpets

- A recommended vendor with a strong reputation submitted a bid of $150 per hallway.
- Several hallways were noted as being significantly dirtier than others and may need priority cleaning.
- The board agreed to obtain more bids and only clean the hallways most in need at this time.

ADJOURNMENT REGULAR SESSION 6:56pm

FUTURE MEETINGS

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

PENDING

EXECUTIVE SESSION

Hearings
Collections

ADJOURNMENT EXECUTIVE SESSION