

**Five Fountains Condominiums Association Inc.
Board of Directors Meeting Wednesday March 18th, 2025
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 6:04

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

OPEN FORUM

APPROVED BETWEEN MEETINGS

- 1- Cut 3 dying trees on south side of main entrance - Front Range Arborist - 4 yays, 1 absent (Tarah)
- 2- Reimburse ½ of the excavation/plumbing expense (Leo's sewer and drain) for unit 145 - 4 yays, 1 absent (Tarah)

APPROVAL OF PRIOR MEETING MINUTES

January 2026 meeting minutes -Tamika motions to approve, Cat 2nds, 4 in favor, 1 absent (Tarah Major).

TREASURER'S REPORT

- February income totaled approximately \$57,866, resulting in a positive monthly variance.
- Reserve investments generated approximately \$700+ in interest income.
- Accounts receivable increased and accounts payable decreased, reflecting improved cash position, though these balances are not included in the cash on hand numbers discussed.
- Overall financial position remains strong, with reserves and cash balances continuing to improve.

MANAGER'S REPORT

Reserve account investments

- Reserve account investments generated approximately \$700+ in interest during the reporting period.
- Investment strategy using CDs and reserve accounts continues to perform as expected.
- Board noted overall improvement in cash and reserve balances and expressed satisfaction with current investment management.

Pest Control Update (Squirrels and Woodpeckers)

- 📌 Pest control services have been conducted on several buildings to address squirrel intrusion, including trapping, sealing entry points, and installation of one-way exit doors.
- 📌 Woodpecker deterrents have been installed on select buildings; effectiveness will continue to be monitored.
- 📌 Concerns were raised about the quality and appearance of repairs, including unpainted metal patches.
- 📌 The Board discussed exploring alternative vendors and repair options, including more durable exterior materials.
- 📌 Ongoing issues may be exacerbated by residents feeding wildlife; management plans to address this through communication.

Trash dumping

- 📌 Improper disposal of bulk items (e.g., mattresses) continues despite posted rules.
- 📌 Instances noted of residents moving items between dumpsters or dumping trash from outside the community.
- 📌 HOA has issued violations and fines per policy and added signage and cameras to support enforcement.

Trash company missed pickups and price increase

- 📌 Ongoing issues reported with missed trash pickups, including scheduled service days.
- 📌 Missed pickups and violations have led to overflowing dumpsters and additional costs.
- 📌 Management expressed concerns about service reliability and rising costs and will continue monitoring and communicating with the vendor.

Snow removal report

- 📌 Snow removal continues to be managed on a case-by-case basis, considering snowfall amounts, weather conditions, and melt potential.
- 📌 General guidelines discussed include approximately 2 inches for sidewalks and 4 inches for streets, though service is not automatic.
- 📌 For lighter snow events, management has utilized spot shoveling and salting, with full contractor services used only when necessary.

Insurance quotes update

- 📌 Insurance renewal quotes have not yet been received; multiple brokers are actively working on the renewal.
- 📌 Options regarding deductible adjustments will be reviewed once quotes are received.
- 📌 An update is expected at the next Board meeting.

UNFINISHED BUSINESS

Building 7 Hallway door

- 📌 Replacement of the Building 7 hallway door was discussed.
- 📌 A replacement door has been identified; however, the available option was not acceptable due to size or fit concerns.
- 📌 The matter is not urgent and will be revisited later when a suitable option is identified.

Building 11 Hallway renovation

- Renovation of the Building 11 hallway was discussed.
- The renovation is not urgent and will be completed later as time and budget allow.
- No action was required at this time.

NEW BUSINESS**ADJOURNMENT REGULAR SESSION - 6:47****FUTURE MEETINGS**

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

PENDING**EXECUTIVE SESSION 6:59**

Hearings
Collections

ADJOURNMENT EXECUTIVE SESSION 7:27