

**Five Fountains Condominiums Association Inc.**  
**Board of Directors Meeting**  
**Wednesday, September 17th, 2025**  
**6:00 PM**

**Location: Five Fountains Club House and Online**

**Meeting Minutes**

**Orlando Rodriguez** (President 2024) **Tarah Major** (Vice President 2025) **Tamika Hill** (Treasurer 2025) **Diana Knopp** (Member at Large 2024) **Catherine Gonnering** (Secretary 2026)

**CALL TO ORDER 6:01**

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

**OPEN FORUM** - No questions were asked. Members were encouraged to ask at any time during the meeting if needed.

**APPROVED BETWEEN MEETINGS**

Fountain repair in main entrance (New Fountain) by Purely Ponds for \$9500. 5 Yay's, 0 Nay's  
Roof repair Building 7 by Petralli Roofing for \$2419.37. 5 Yay's, 0 Nay's  
Change tow companies from Midnight towing to Bugs towing. 5 Yay's, 0 Nay's  
Cut down 2 dead trees behind B13 using Front Range Arborist. 5 Yay's, 0 Nay's

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

**TREASURER'S REPORT** - As of August 31st the HOA had a total of \$317,622.17 cash on hand with \$77,162.27 of that in operating and \$240,459.90 in reserves. Income year to date was \$441,447.36 and expenses were \$437,650.82. Accounts receivables were \$24,383.85 and Accounts Payable was \$15,744.93. After all questions were answered, the meeting continued.

**MANAGER'S REPORT**

**Hallway renovation update**-All hallway renovations are complete except for one pending hallway in Building 11 (units 153, 154, 253, 254).The delay on the remaining hallway is due to an elderly resident in Unit 254 who uses a stair chair, making the renovation logistically complex.

**Reserve account investments**- Interest income for August was \$514.83 and YTD was \$5,374.99

**Cement repair work done**-Cement repair work is complete. Building 1 now has a new curb. Painting is still pending: one section will be marked as a fire lane, with one part painted yellow and another red.

**Sawyer roundabout street drains**- Both clogged drains on Sawyer have been successfully unclogged. The issue stemmed from the city's sidewalk and curb work, which accidentally covered the drains. The city has now fixed the problem.

**Sprinklers**-Major sprinkler repairs have been completed, but ongoing issues persist due to aging and freezing components. Plan: fix a few more units before year-end, then remove all

backflows before freezing temperatures arrive. Early next year, after reinstalling backflows, the goal is to coordinate with landscapers for a full system repair excluding the backflows and manifolds that are in relatively good condition.

**Financial Audit-** A financial audit was approved with a budget of \$2,000. The firm selected Waugh and Goodwin, has not responded after our approval. Jill, the contact person, initially said she had the audit request on her desk, but no progress has been made in over two months. No money has been spent yet, so there's no financial loss. The audit is still pending, if we do not get a response from the CPA, the board will select another company (CPA) to perform the audit.

**Parking Permits-** It's been 1–2 years since the last parking permit update; many residents have changed vehicles. An email will be sent out soon (next week or the following) to prompt residents to renew their permits. The push for updates is driven by recent issues: unauthorized guests, residents camping in the roundabout, and complaints from others (especially on Sawyer).

**Budget for 2026-**The proposed budget is included in the board packet and will be voted on today. Three budget options were presented:

- 0% increase – would be the first freeze in three years.
  - 2% increase – a modest rise (e.g., \$8 more on a \$400 fee).
  - 5% increase – a higher option to allow for more improvements.
- Budget predictions are based on prior years, though costs fluctuate unpredictably (e.g., gas, water).
  - Key expenses like landscaping, trash, and insurance have consistently increased:
  - Past three years saw 10% increases annually, totaling ~35%.

**Reserve Study-** No reserve study has been conducted in 3–4 years. It's not considered urgent, so the board is tabling it for now. Professional reserve study bids ranged from \$2,000 to \$5,000.

**Pool Closing-** The pool season was successful with minimal issues. The gate is secure; the code will be changed annually. Next season, residents who previously signed waivers won't need to re-sign but will receive a new access code via email. The pool is now closed and covered, so no access is currently possible.

**Trash dumping-** Ongoing issue with unauthorized dumping; stickers have been placed on all dumpsters. High-resolution cameras installed on three dumpsters to capture license plates. Two individuals have been reported to police—one was a resident with multiple units. The situation is improving gradually, though enforcement remains challenging.

**South laundry door-** The faulty knob on the South laundry door (under Building 5) was replaced. A coded lock was installed, similar to other locations. An email with the access code was sent out. The door still accepts keys as well. If the coded lock proves effective, similar upgrades may be considered for other laundry rooms. The cost of each coded lock is approximately \$140—potentially a cost-effective alternative to traditional keys.

**Coded locks on hallways update-**Five hallways still need coded locks installed.

**Insurance inspections-** Two insurance inspectors visited this year instead of the usual one—reason unknown. One inspector gave a positive report, saying everything looked perfect.

Historically, inspections have flagged issues like railings and potholes. The second

inspector was extremely thorough and has not yet submitted his report, causing some concerns. He noted that trees near roofs pose risks (damage, rodents), prompting ongoing trimming by landscapers.

**Bugs Towing** - New Tow Company-The HOA switched from Midnight Towing to Bucks Towing because the former failed to provide legally required signage and was unresponsive.

**Dead Trees behind B13 and leaning tree between B5 and B6-** have been removed

## **UNFINISHED BUSINESS**

### **NEW BUSINESS**

**Spotlights on Sawyer east and west carport ends-** Cat motions to install two spotlights for \$600 each. If the price drops to \$500 each, the plan is to install four spotlights instead at the East and west edges of Sawyer and the center east underpass. Diana seconds, 4 in favor, 1 absent, motion passed.

**Building 7 hallway Door-** Tabled until we have more bids.

**Budget for 2026-** Diana motions no increase for 2026, Tarah seconds, 4 in favor, 1 absent, motion passed.

## **PENDING**

## **ADJOURNMENT REGULAR SESSION – 7:03**

### **FUTURE MEETINGS**

2025 Meetings are on the third Wednesday of every other month.

### **EXECUTIVE SESSION**

Hearings

Collections

## **ADJOURNMENT EXECUTIVE SESSION**