

Fountain Condominium HOA

Board of Directors Meeting Minutes

September 19, 2015 @ 8:30 AM

IHOP

962 S 4th Ave

Brighton, CO 80601

- 1) How to handle Special assessment
 - a. See spreadsheet for breakdown
 - b. Which repairs do we want to assess for now
 - Do we want to raise the monthly assessment more than \$10 per month so we can start saving for some of the larger future projects or continue with special assessments?
 - Add this to the annual meeting agenda
 - Calculate the monthly dues for getting the work done in 3-5 yrs
- 2) Other business
 - a. Annual Meeting
 - Margie available - last two weeks in October and anytime in November except the 3rd through the 8th.
 - Governing docs say 2nd Saturday in November or when the Board schedules at least 30 days out.
 - ~~October 24th~~ November 14th at 10 AM at ~~Branding Iron~~ or IHOP Anythink Public Library in Brighton.
 - Will request budget from Margie once we decide on date.
 - b. Did the backflow prevention device get tested?
 - Yes, Charlie will call Nance and get the paperwork and make sure it gets to the city.
 - c. Bed bugs
 - Talked with one Lawyer and he thought it would be an issue between owners unless in common space that the HOA is responsible for.
 - Jerry will get Lawyer contact from his daughter and pass along to Brian and he will call to ask.
 - d. Wall/fence along west side of parking lot to prevent neighboring traffic from wearing out parking lot
 - Brian will call city and see what we can do. Charlie will talk to church about fence on east side.
 - e. Lots of issues with water in lower units this year with the rain. Need to do parking lot repairs.
 - We will assess for parking lot repairs and get those done.
 - f. Increase management fees \$150/month
 - \$100 for Charlie and \$50 for Brian. discuss at annual meeting. Jerry is ok with it.
 - g. Other items