

Fountain Condominium HOA

Board of Directors Meeting Minutes

May 8, 2016 @ 8:30 AM

Village Inn: 710 Platte River Blvd, Brighton, CO 80601

Members Present: Brian Ulmer, Jerry Krier, Charlie Cerda

- 1) How to handle Special assessment
 - a) See spreadsheet for breakdown
 - b) Which repairs do we want to assess for now
- 2) 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?
 - a) already raised assessment at annual meeting. Will revisit at 2016 annual meeting.
- 3) Calculate the monthly dues for getting the work done in 3-5 yrs
 - a) Still need to do this
- 4) Other business
 - a) Bed bugs
 - i) Unit 8 has not paid the \$1000 and sent a response letter from a lawyer.
 - ii) Need to contact a lawyer to determine best course of action
 - b) Wall/fence along west side of parking lot to prevent neighboring traffic from wearing out parking lot
 - i) Brian will call city and see what we can do. Charlie will talk to church about fence on east side.
 - (1) West side - low priority
 - (2) East side - Charlie talked to the church and it is their fence and they are getting it repaired
 - c) Lots of issues with water in lower units last year with the rain. Need to do parking lot repairs.
 - i) We will assess for parking lot repairs and get those done.
 - (1) No water issues so far this year
 - d) Other items
 - i) Security cameras
 - (1) need to talk to contractor and get a bid
 - ii) Unit 18 behind on HOA dues
 - (1) talk to lawyer about how to handle the situation
 - (2) Could put a lien on the property
 - iii) Check finances to see what we can afford
 - iv) Doors
 - (1) West Side entrance in the courtyard and parking lot side are the next priority