

**Fountain Condominium HOA**  
**Minutes of Board of Directors Meeting**  
**August 11, 2017 @ 12:00 PM**  
Los Jimadores  
275 S 4<sup>th</sup> Ave, Brighton, CO 80601

## **Call to Order**

Meeting called to order at 12:14 PM

### **Attendees**

Brian Ulmer (President)

Charlie Cerda (Vice President)

Tracy Ulmer (Secretary)

## **Old Business**

### **Boiler Room**

Charlie will call Rod Martin's Complete Basement Systems about the boiler room leak. Tracy will send her contact to Charlie.

The roof of the boiler room is coming down. We need to tear out and re-pour the concrete that is the ceiling of the boiler room.

### **New Doors**

The new doors that were installed got set too far in. Brian spoke to the door guy about this during the meeting, and he is going to look into what they can do to correct the problem, and get back to Brian.

### **Roof**

Part of the roof is in bad shape. Charlie will get estimates. Tracy will send Charlie the names of roofers that have done repairs/replacements for us on other properties.

### **Mailbox**

The mailbox is now fixed and opens/shuts smoothly.

### **Bikes**

The bikes have been cleaned out, and the bike rack moved. It is being used properly so far.

## **New Business**

### **Sewer Line**

We have one unit done – Unit 1

We learned that we will have to replace the ancillary lines in the kitchen while the ground is dug up, to save money & headache later on.

Tracy will work with Margie to determine the actual charges from our recent sewer line repair and kitchen drain line repairs in Unit 1. An estimate based on the invoices and charges we have is that it will cost around \$15,000 per unit to do these repairs.

We have 13 more units to repair. At \$15,000 each, this is a shared cost of \$7,222 for each of the 27 units. This would have to be paid for by a special assessment, either all at once or over time.

More accurate numbers will be discussed at the annual meeting.

### **Parking Lot**

Reviewing past estimates, it would cost \$7,000 - \$9,000 to patch the parking lot.

It would cost around \$35,000 to redo the entire parking lot.

The potholes are getting to be pretty bad, and in need of some sort of repair. Brian is going to look into other options.

### **Doors**

We have 14 sets of doors total. We have replaced 5 of them with new doors, and we still need to do 9 sets.

Two sets are in dire need now.

These cost around \$3,000 per set.

We will discuss these charges and prioritize more at the next annual meeting.

## **Adjournment**

Board meeting adjourned at 1:30 PM.