

**Fountain Condominium HOA**  
**Minutes of Board of Directors Meeting**  
**February 9, 2018 @ 12:30 PM**  
Los Jimadores  
275 S 4<sup>th</sup> Ave, Brighton, CO 80601

## **Call to Order**

Meeting called to order at 12:36 PM.

## **Attendees**

Brian Ulmer (President)

Charlie Cerda (Vice President)

Tracy Ulmer (Secretary)

## **Old Business**

### **Boiler Room**

Charlie is still trying to get in touch with someone, and not getting a call back. He will see about getting a referral from Rod Martin Complete Basement Systems.

### **New Doors**

The new doors that were installed got set too far in.

Door Specialties – having trouble getting them to come out and fix it. It's not in their contract to set the doors in a certain place. We thought maybe if we order new doors from them, then they'll fix this problem on the existing ones.

We need to write the placement of the door into the contract going forward.

Charlie is going to ask EAP when they come to bid new doors, how much they would charge to reset these doors.

We're currently using door stops, but those are not ideal and are a trip hazard when it snows.

### **Trash Company**

Waste Management is saying they'll charge us 3 months of bills to get out of our contract. Brian called and spoke to them, and they are supposed to be sending over the contract for our review.

WM claims our contract renews every 3 years, for 3 more years. It renews in September, and we think it renews in 2019. Contract started in 1998.

Per Charlie, Waste Management also requires a certified letter stating when we want our last day to be.

We will review the contract when we get it, to see what our options are.

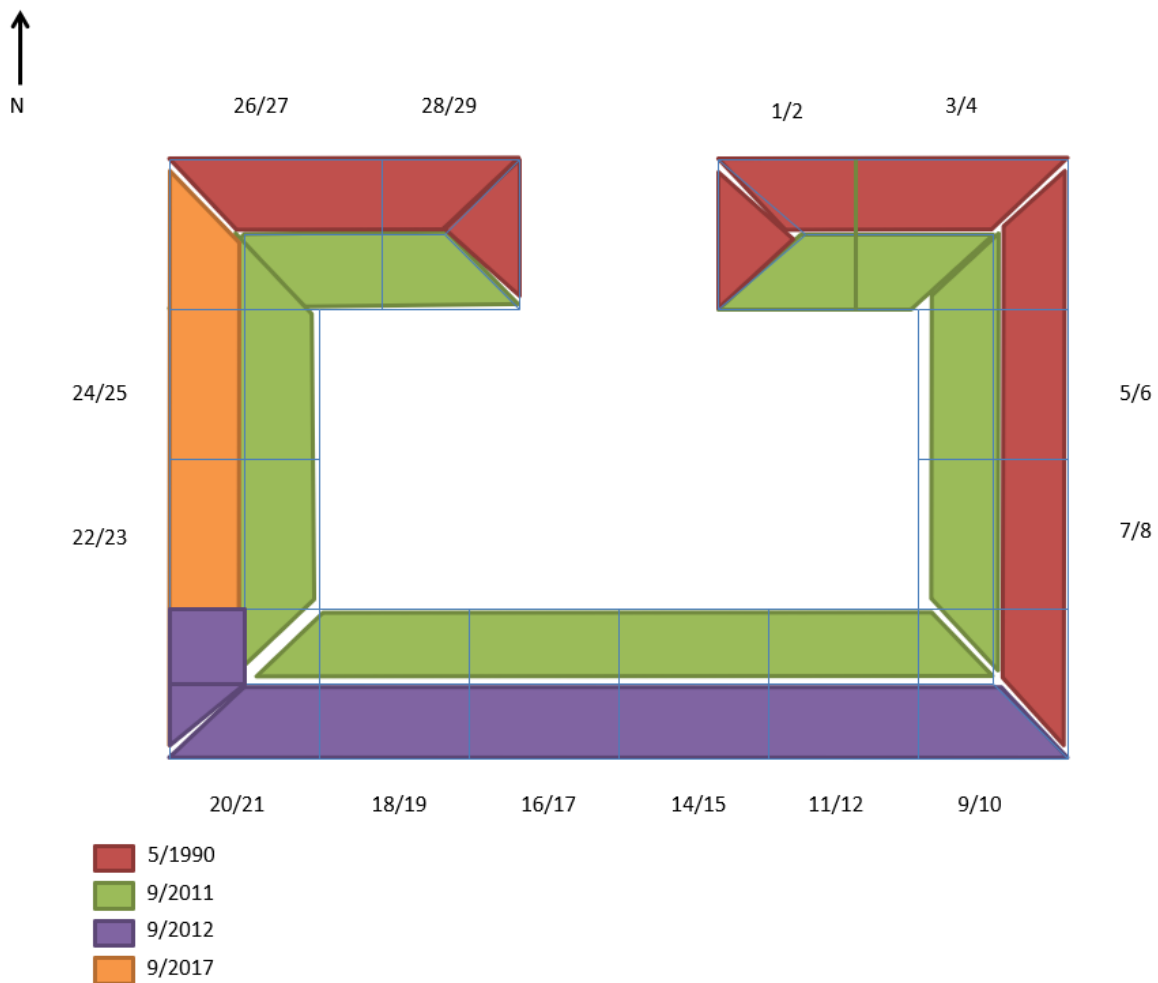
## New Business

### Rent in Unit 17

Tracy will send a letter to increase rent in unit 17 to \$1000 starting on 4/1/18. It went up to \$950 on 10/1/17.

### Roof

Waiting for sewer line and doors to be paid for before discussing replacing the north side. Ideally, would replace it this spring/summer – before next winter (contractor that repaired west side thinks we're ok as long as it's not leaking) – estimate \$8,000.



### Sewer

Replaced unit 1 last. Unit 3 is next. Will discuss this at the next board meeting, as we have not saved enough this year for this yet.

## Doors

Planning to replace the one set that's missing immediately. A&A Glass is coming on 2/14. EAP is coming later this afternoon (2/9) to bid this work.

The set by unit 17 is also in bad shape, but we'll wait on it.

## Parking Lot

Still on back burner.

## Security Cameras

Charlie will talk to the electrician contact that he got from Alex about putting a light and camera out back on the trash cans.

We need a camera that can record for 1-2 weeks and store the data locally, rather than transmitting over WIFI. Brian suggests a game camera. It also needs to be battery powered. Charlie and Brian will both research this option.

## Adjournment

Board meeting adjourned at 1:34 PM.