

Fountain Condominium HOA
Minutes of Board of Directors Meeting
June 1, 2018 @ 12:00 PM
Los Jimadores
275 S 4th Ave, Brighton, CO 80601

Call to Order

Meeting called to order at 12:33 PM.

Attendees

Brian Ulmer (President)

Charlie Cerda (Vice President)

Tracy Ulmer (Secretary)

Old Business

Boiler Room

This is on the back burner, due to spending the funds on door replacement. When we pick it back up, Charlie will get a referral from Rod Martin Complete Basement Systems.

Doors

The ones that got set too far in were fixed with door stops that keep getting bent and aren't holding up. Brian has an idea to affix the doorstop to the side of the stoop. He will look at this on Sunday.

Front side of 1,2,3,4 entrance has new doors.

Trash Company

Officially switched to Republic Services – going really well, more dumpster space is nice.

Rent in Unit 17

Went up to \$1000 from 4/1/18 – 4/1/19.

New Business

Doors

Doors outside of 5,6,7,8 are torn completely off (vandalism?) on the courtyard side. Charlie wants Brian to hang it with new hinges – will do on Sunday at 2 PM.

Roof

Ideally, replace north & east side before next winter. It is still in line behind doors & sewer. The roof is not leaking, so we are good for now.

Sewer

Unit 3 is next, to replace the sewer line & branches in kitchen and bathroom. This is in line behind the parking lot repairs that are needed.

Parking Lot

There is a big hole in the back corner of the parking lot. Brian & Charlie will look into patching the parking lot themselves, as a cost savings.

Security Cameras

This is no longer an issue now that we have the bigger trash cans, there are no more issues out there. We could put ring cameras up with new flood lights. Charlie will research it and buy one if he likes it.

Grease Stains on Hallway Carpets

Tracy will send a letter to unit 23 owner.

Cigarette Butts & Sunflower Seeds

Charlie is finding cigarette butts and sunflower seeds outside some of the doors. Brian will order cylinder cans that are meant to hold cigarette butts, and Charlie will distribute. Tracy will send a letter to people to start using those, or they will be fined since littering is against the HOA rules.

Adjournment

Board meeting adjourned at 1:45 PM.