

Fountain Condominium HOA
Minutes of Board of Directors Meeting
July 19, 2019 @ 12:30 PM
Los Jimadores
275 S 4th Ave, Brighton, CO 80601

Call to Order

Meeting called to order at 12:29 PM.

Attendees

Brian Ulmer (President)

Charlie Cerda (Vice President)

Tracy Ulmer (Secretary)

Old Business

Boiler Room

On the back burner, due to lack of funds.

Parking Lot

If there's still extra money in the account after paying for the roof, then we'll figure out how to address the big pothole. Then we'll address the two smaller ones.

Doors

We need to replace the glass in one set of doors – Brian will coordinate with Charlie to help with this.

Boiler Exhaust

This is still an issue. Brian will look into renting a man lift to use to fix the boiler exhaust this summer.

Unit 8 – Bugs & trash

All cleaned up and back to normal.

Cigarette & Sunflower Seed Trash Cans

No more issues recently.

Sewer

Unit 3 is next, to replace the sewer line & branches in kitchen and bathroom. Have 6-7 more to do, on the south side. Estimate \$15,000 for each unit.

Fiscal year for HOA ends on October 31. Still planning to sell unit 17 so that it closes after October 31st, and then we will schedule the work to happen during the next fiscal year.

Brian found a different way of doing the repairs – liner that's inflated with air. The limitation with this is that it doesn't look like it can do the small pipes, like from the kitchen sink. We would have to wait on those until they're needed. This method is based on internet research only – Brian will call around to find someone who does it, and get estimates for our job.

New Business

Water Leaking Into Unit 3 Due to Asphalt

This is fixed – Charlie caulked the asphalt & re-routed water away from that area.

Roof, Windows & Gutters – Hail claim

Gutters were recently repaired and are functioning correctly now.

Roof and windows are done.

Marco's invoice for the permit amount (\$2k) doesn't match the check that we received (~\$800). He is updating his invoice to reflect this.

Brian is also asking Marco for a lien release for the work.

Website

Looks good.

Unit 2 Ramp & Chair Lift

The work has been approved, and is supposed to be installed any day now. No one has heard anything.

Hole Under Bike Rack

Charlie says there is a hole underneath the bike rack that fills with water. He is currently manually turning the sprinklers on and off to mitigate this. On the back burner for now.

Carpet in Hallways

The west side is especially bad. It's on the back burner, but we'd like to eventually look into replacing the carpet, or other flooring options for those areas (i.e., putting vinyl over the carpet to protect it?).

Adjournment

Board meeting adjourned at 12:39 PM.