

Fountain Condominium HOA
Minutes of Board of Directors Meeting
February 12, 2020 @ 12:00 PM
Los Jimadores
275 S 4th Ave, Brighton, CO 80601

Call to Order

Meeting called to order at 12:24 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

Will keep filling holes using dirt that we took out of the front.

Patching & sealing the parking lot is the 2nd or 3rd priority with extra money from unit 17 sale.

Two parking blocks are falling apart with metal hanging out. Brian will look into getting new ones.

Doors

2 sets of doors are in bad shape and need to be replaced.

This is 2nd or 3rd priority, along with parking lot when we get money.

Boiler Exhaust

Brian and Charlie will fix it when the weather gets better. \$190 for lift rental plus P&L.

Sprinkler Hole Under Bike Rack

Charlie plans to take care of it this Spring (will enlist Brian's help).

Carpet in Hallways

Charlie talked to unit 21 – he will bid it, we will provide supplies.

Brian may build an entry-ways here out of LVT, if it works well on Voiles. Will try it out at Voiles first, and then come back to this.

This is 4th priority when we get more money.

Entries for units 9/10/11/12 & 22/23/24/25 are the worst.

Security Camera in Back

On Vicki's WIFI and charging HOA for it.

Boiler Maintenance and Inspection

Charlie will call Nance and have them inspect it

Additional Security Cameras

Brian is researching systems.

New Business

Unit 2 Ramp & Chair Lift

These are being left in place in case they can be used by another tenant. Need to send pictures once it's ready to rent, and the folks who installed it might be able to help find a tenant.

Cockroaches – Units 8, 7, 5

Unit 7 – hasn't seen any cockroaches recently

Unit 5 – claims she's seeing them, but wasn't home for the treatment

Unit 8 – cleaned up and treated afterward, good for now

Sale of Unit 17

Closing on March 11th

Expecting to earn around \$105k in profit. Sewer job will cost \$84k of that.

Sewer Repair

King Rooter wants \$12k to start the job. Unit 17 will close on 3/11 which will provide the remaining funds.

Security Camera on Side of Building

Charlie will check to see if phone gets his WIFI on the side of the building. If so, we'll put another ring camera there to see the side of Fountain & the Voiles parking lot.

Adjournment

Board meeting adjourned at 1:00 pm.