

**Fountain Condominium HOA**  
**Minutes of Board of Directors Meeting**  
**June 4, 2020 @ 12:00 PM**  
Los Jimadores  
275 S 4<sup>th</sup> Ave, Brighton, CO 80601

## Call to Order

Meeting called to order at 12:30 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

Replaced two parking blocks that were falling apart.

Getting a bid for parking lot repair – Brian & Charlie met with a company last week. Brian will analyze bids and prioritize after the sewer repair job is done.

### Doors

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

This is 2<sup>nd</sup> or 3<sup>rd</sup> priority, along with parking lot.

### 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 fixed the sprinkler hole underneath the bike rack.

### Carpet in Hallways

Charlie will talk to the unit 21 tenant again, now that the COVID shutdown is over. He will get a bid from him and go from there.

Charlie will also get a bid from the Voiles carpet guy for replacing carpets in the Voiles entrances. The Fountain entrances should be cheaper than that, since they are smaller.

Brian installed a wood entryway at Voiles that looks good and should hold up better. We will keep this in mind for entryways that have fairly good carpet, and just need the area right in front of the door replaced.

This is 4<sup>th</sup> priority.

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

### Boiler Maintenance and Inspection

Charlie will call Nance and have them inspect it.

### Additional Security Cameras

Brian is researching systems, specifically closed circuit systems.

### Sewer Repair

Half of the building is done. The other half is scheduled to start on June 8<sup>th</sup>, and will be complete by the end of June.

### Security Camera on Side of Building

Charlie does not have WIFI signal on the side of the building. This item is tabled for now.

## New Business

### Plumbing Company

Need a new plumbing company to call for after-hours and weekends. The ones we have used are really expensive for short-notice emergencies. Charlie is looking into it.

## Adjournment

Board meeting adjourned at 12:53 PM.