

Fountain Condominium HOA Annual Meeting Minutes Virtual Conference Call November 14, 2020

Call to order

Meeting called to order at 10:07 AM

Attendees

Brian Ulmer
Tracy Ulmer
Charlie Cerda
Margie Albert

Quorum

Quorum established

Proof of Notice

Proof of notice confirmed by Margie & Charlie.

Treasurer's Report

Review budget

- No enormous plumbing job this year
- Liberty Mutual renewal rate - ~\$20k (~\$5k increase)
 - Agent is shopping policies to see if better rates are available – supposed to have info this coming week
- Not as much extra in the budget as usual (equipment & major repairs)
 - Have almost \$30k in the bank – plenty to cover extras that come up

Who's behind on their dues

- Margie will check with AriaH

HOA dues increase

- \$10/month increase is ~\$3k per year – probably should because of the insurance increase
- Charlie motions to increase by \$10; Tracy seconds; all in favor
- Tracy – send letters to increase as of 1/1/21

Old Business

Sale of Unit 17

- Sold Unit 17 to Brian & Tracy

Sewer Repair

- Sewer repair complete for the whole building – put a liner in the sewer line – King Rooter
 - Still finishing up repair failures in Unit 19 – still need to put sink in and get flooring done
 - Charlie – reach out to AA next week to do flooring
 - Discuss options for King Rooter paying for repair failures in Unit 19 & Unit 3

- Attorney has been contacted – hopes that a demand letter will entice them to pay for the repairs
- Waiting for unit 19 final charges to put the final amount and timeline in the demand letter
- Not recommended to snake the lines as often as we do with the liner in place
 - Better to do the jetting? – more expensive
 - Charlie thinks there's a camera that goes with the jetting
 - Charlie – call Danny from Reliable Rooter to ask about jetting cost and whether it has a camera on it
 - Do snaking less often? Once a year instead of every 6 months.

Sprinkler Hole

- Charlie fixed sprinkler hole under the bike rack

Parking Lot

- Parking lot was crack sealed and seal coated. Also two parking blocks were replaced.
 - South side – holds a little more water. Would need to cut out asphalt & put in a drain to fix it.
 - Monitor over the winter to see how bad it is
 - Brian will ask his brother about milling out the asphalt
 - Going forward – will try to do crack sealing on a regular basis, as it gets bad
 - Not sure how often it'll be necessary
 - Think it's ~\$2k, and will keep the parking lot nice

Stair Lift & Ramp

- Unit 2 stair lift & ramp – new tenants are using it

Security Camera

- Security camera in back moved to Vicki's WIFI
 - HOA paying ~\$45 per month to Vicki

New & Ongoing Business

Upcoming repairs & expenses

High priority

- Charlie – we need new outside lights – 2 in the courtyard and 2 in the back
 - Tracy – order 4 of those, and Brian will install
 - After this there would only be two more to replace
- Carpet in hallways getting bad in some entrances
 - Entries for 9/10/11/12 & 22/23/24/25 are the worst
 - Charlie getting bids
 - Mondo was supposed to send a bid to Brian – Charlie will check with him to bid replacement in those entryways
 - Mondo charged ~\$1000 for an entryway at Voiles – should be similar
- Boiler maintenance and inspection – Charlie having Nance inspect it
 - Nate was supposed to come – Charlie will check with him

Low priority

- Two sets of doors are in bad shape and need to be replaced
 - ~\$2500-\$2700 per set
 - Brian thinks we can at least get one set done
 - Brian will work on getting bids

- Boiler room
 - Brian noticed water dripping down from above
 - Maybe we could seal the concrete to prevent the water from getting in
 - Brian will look into sealants
- Boiler exhaust (Brian and Charlie to fix, \$190 for lift rental plus P&L)
 - Brian expects to do this within the next month

Elections

Board of Directors

- Brian's position (President) has one more year
- Tracy's board position has two more years
- Charlie's position (Vice President) is up for election
 - Brian motions to re-elect Charlie, Tracy seconds, all in favor

Officers

- Tracy is the Secretary
- Margie is the Treasurer
- Brian is the Managing Agent

Adjournment

- Meeting adjourned at 10:46 AM