

**Fountain Condominium HOA**  
**Minutes of Board of Directors Meeting**  
**March 19, 2021 @ 12:00 PM**  
Los Jimadores  
275 S 4<sup>th</sup> Ave, Brighton, CO 80601

## Call to Order

Meeting called to order at 12:26 PM.

## Attendees

Brian Ulmer (President)

Charlie Cerda (Vice President)

Tracy Ulmer (Secretary)

## Old Business

### 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
- We will do this when the weather warms up
- Brian will put a new door on the boiler room

### Parking Lot

- 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

### Doors

- Two sets of doors are in bad shape and need to be replaced
- ~\$2500-\$2700 per set
- Brian will work on getting bids & scheduling the work

### Boiler Exhaust

- Brian and his brother will fix it - \$190 for lift rental plus P&L
- Brian expects to do this within the next month

### Carpet in Hallways

- Entries for 9/10/11/12 & 22/23/24/25 are the worst – these are done
- Charlie will schedule the carpet to be replaced in the 26/27/28/29 hallway

### 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.
- Brian called around. Everyone says just call when there's a problem. We have good roofer people and are good for now on this front.

## Sewer Repair

- Not recommended to snake the lines as often as we do with the liner in place
- Charlie confirmed that there is not a camera that goes with the jetting
- Danny with Reliable Rooter confirmed that we should only snake the sewer line once a year, or when it gets clogged
- We plan to snake it as needed for now

## Lights

- Installed 4 new outside lights
- Need two more lights by Unit 27 & Unit 3 – Brian will order and install
- Need to hard-wire the lights to be on outside of Unit 17

## Periodic Business

### Boiler Maintenance and Inspection (Annual)

- Charlie will have Nate inspect & replace parts this summer when we shut off the boiler

### Water Heater Maintenance

- Charlie will ask Nance about what maintenance is necessary for the water heaters

### Smoke & CO Alarms (Annual Inspection)

- Last inspected & replaced as necessary: March 2021

## New Business

### Sewer Repair

- Suing King Rooter for the defective work found after the job was complete
- Brian and Tracy will file the small claims paperwork soon

## Adjournment

Board meeting adjourned at 12:54 PM.