

Fountain Condominium HOA
Minutes of Board of Directors Meeting
July 5, 2021 @ 11:30 AM
Los Jimadores
275 S 4th Ave, Brighton, CO 80601

Call to Order

Meeting called to order at 12:22 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

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
 - o Timothy will bring over machine to mill out, just need to schedule

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
 - o Adams County Glass scheduled to replace 2 sets for around \$4500

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
- Completed on 6-15-21

Carpet in Hallways

- Charlie will schedule the carpet to be replaced in the 26/27/28/29 hallway
- Also bidding the one for the unit 17 pod

Lights

- Need two more lights by Unit 27 & Unit 3 – Brian will order and install – completed in June 2021

- Need to hard-wire the lights to be on outside of Unit 17 – installed light switch locks in May 2021

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
- Went to small claims court on 5-17-21 - Suit unsuccessful

Periodic Business

Boiler Maintenance and Inspection (Annual)

- Charlie will have Nate inspect & replace parts this summer when we shut off the boiler
 - o Nate inspected in June 2021 and said they are running well
 - o Also installed parts to prevent air pockets from getting in the system
 - o Nate says to run the other pump next year & alternate between them

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

Parking Lot (Annual)

- Brian - have crack seal company come seal everything

New Business

Roof

- Marco found hail damage on the roof from the hail storm on 7/1/21
- Brian - e-mail insurance agent about hail storm and what the process would be

Boiler Room

- Brian will replace the door

Adjournment

Board meeting adjourned at 12:43 PM.