

Fountain Condominium HOA
Minutes of Board of Directors Meeting
February 9, 2022 @ 12 PM
Los Jimadores
275 S 4th Ave, Brighton, CO 80601

Call to Order

Meeting called to order at 12:20 PM.

Attendees

Brian Ulmer (President)

Charlie Cerda (Vice President)

Tracy Ulmer (Secretary)

Financials

Bank Balance

- Checking balance as of 2/7/22 - \$21,134.14
- Outstanding items
 - o \$1,557.72 Nance for water heater repair
 - o \$420.00 Nance for water heater repair again (this is my estimate)
 - o \$? Nance for expansion tank replacement and boiler repair
- Estimated balance
 - o \$19,156.28

Old 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
- Claim on roof likely will not pay out due to 1% deductible on \$3 million coverage (\$30k deductible)
 - o Estimated damage (based on info from claim on Voiles Pl building): ~\$50k - \$75k
 - o Would have to do a special assessment of \$1,071 per unit
 - o Board determined that the damage wasn't severe enough, and no claim was made

Boiler Room

- Brian will replace the door - completed

Water bill increase due to stormwater charge

- Review new water bills and make sure the charges look reasonable
 - o Should be an increase of \$24/mo
 - o Our EQR should be around 12.8
 - o No charge on January bill, asked Ariaiah to send February bill

Periodic Business

Boiler Maintenance and Inspection (Annual)

- Nate (Nance) inspected in June 2021 and said they are running well
- Nate says to run alternate pumps each year
 - o 2022: Running top pump
 - o 2023: Run bottom pump
 - o Charlie will put a tag on the pumps to keep track as well

Water Heater Maintenance

- Nance drained the water heaters in February 2022

Smoke & CO Alarms (Annual Inspection)

- Last inspected & replaced as necessary: March 2021
- Next inspection: March 2022

Parking Lot (Annual)

- Crack sealed in August 2021

Backflow Preventers (Annual)

- Main water line backflow preventer Wilkins 375DA 3" SN L60313 – tested 1-11-22
- Sprinkler system backflow preventer Wilkins 975XLBMS 1" SN 3359645 – tested 1-11-22

New Business

Boiler Room

- Concrete sealed but water still dripping in
 - o Caused gas valve on hot water heater to short out twice. Nance has cover over it but we should consider looking into more protective measures over the hot water heaters and boilers.
 - o Could put a thick sealant or topping over the current concrete, to compensate for the bad grade
 - o Charlie says the amount of water dripping into the boiler room is a lot better than it used to be
 - o Discussed building a shed or storage room to cover the bad concrete as well – would still have to level the concrete. Seems like a separate problem.
 - o Brian will price out topping the concrete to re-grade and drain the water correctly
- Also addressing the water in the duct work of the vent on the roof that was covered. Charlie is cleaning up the mineral deposits, so we can see where the water is going now vs where it used to be.

Parking Lot

- Need to mill out to street through repair on southwest side driveway
 - o Brian will get Timothy to bring over machine to mill out, just need to schedule

Doors

- Next doors to replace: #17 parking lot side & #12 parking lot side
 - o Doors have been ordered from Adams County Glass but they are delayed until July 2022
 - o Total is \$5481.96, paid half (\$2740.96) on 11/24/21

Cover for stairwell in boiler room

- Build cover for stairwell so we can get equipment out more safely

Sump pump in courtyard

- Need to put in new pipe for sump pump out to street
- Brian will get a laser, to determine the grade from the sump pump to the street

Other to do items

- Hinges for boiler and hot water heater intake covers
- Paint door to boiler room
- Ramp to threshold of new door in shop
- Seal threshold on new entry door for North side Unit 26/27/28/29
- Redo storage and shelves in shop
- Kick plate for boiler room door

Adjournment

Board meeting adjourned at 1:30 PM.