

Fountain Condominium HOA
Minutes of Board of Directors Meeting, June 30, 2022 @ 11:30 AM
Los Jimadores, 275 S 4th Ave, Brighton, CO 80601

Call to Order

Meeting called to order at 11:58 AM.

Attendees

Brian Ulmer (President)

Charlie Cerda (Vice President)

Tracy Ulmer (Secretary)

Financials

Bank Balance

- Checking balance as of 6/16/22 - \$32,091.98
- Outstanding items
 - o Entry Door replacement 2nd payment – \$2,740.96
 - o Canteras Drywall - \$500.00
 - o MSI boiler repair - \$830.00
- Estimated balance
 - o \$28,021.02

Old Business

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 Ariaah to send February bill
 - o There is still no charge shown on the bill – Brian will call the City to ask about it

Boiler Room

- Concrete sealed but water still dripping in, only at the vent where Charlie did some grinding
 - o Could put a thick sealant around the vent
 - o If that doesn't work, 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.
 - o Coming from the ceiling leaking not condensation from inside the exhaust – not an issue anymore

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

- Doors to replace: #17 parking lot side & #12 parking lot side - completed
- Only have 4 doors remaining on inside of courtyard – Brian will price out two more

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

Periodic Business

Boiler Maintenance and Inspection (Annual)

- Nate (Nance) inspected in June 2021 and said they are running well
- Not planning to alternate pumps each year anymore – will run them both at the same time
- Need to replace one of the pumps – should cost around \$3k-\$4k – Brian will get an estimate from Nate
- Need to get water level sensor that is bypassed fixed

Water Heater Maintenance

- Nance drained the water heaters in February 2022

Smoke & CO Alarms (Annual Inspection)

- Last inspected & replaced as necessary: April 2022
- Next inspection: April 2023

Parking Lot (Annual)

- Crack sealed in August 2021
- Charlie will see if this needs to be done this year

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

Other to do items

- Hinges for boiler and hot water heater intake covers (cages)
 - o Hold off until we figure out sealing everything
- 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 – Charlie has it
- Put on threshold extensions for new doors

Dogs

- Look into what the HOA rules are for having dogs, and service animals following the same rules – post or send letters
- Add rules for dogs to the lease & create lease addendums for those who have dogs

Adjournment

Board meeting adjourned at 12:28 PM.