

Fountain Condominium HOA

Minutes of Board of Directors Meeting, February 21, 2023 @ 11:30 AM

Los Jimadores, 275 S 4th Ave, Brighton, CO 80601

Call to Order

Meeting called to order at 11:48 AM.

Attendees

Brian Ulmer (President)

Charlie Cerda (Vice President)

Tracy Ulmer (Secretary)

Financials

Bank Balance

- Checking balance as of 2/21/23 - \$24,202.59
- Outstanding items
 - o Primo Plumbing – 75 gal hot water heater - \$2,800.00
 - o Primo Plumbing – frozen pipe repair F5 - \$220.42
- Estimated balance
 - o \$21,182.17
- Units past due on monthly payments
 - o Margie says no units past due as of 2/16/23
- Special Assessment
 - o #14 – owes \$800.19 as of 2/16/23
 - Vicki said she got a loan and mailed the check already
 - o #18 – owes \$600.19 as of 2/16/23

Old Business

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. Will grind the high spots, and fill in the low spots. Want to minimize the amount of weight added to the surface.

Parking Lot

- Need to fix drainage to street southwest side driveway
 - o Will contact Timothy on timeline of crew to fill in holes

Doors

- Only have 4 doors remaining on inside of courtyard – Charlie to let us know if these get bad. Holding off for now, since cash is tight.

Sump pump in courtyard

- Need to pour concrete around pipe next to sidewalk at street to protect from edger

Insurance change

- Changed insurance policies to get a lower premium. Now have a 5% wind/hail deductible. Sent letters to owners to make sure they have Loss Assessment coverage so that if a Special Assessment for wind/hail damage has to be done they will have sufficient coverage. Letter sent on 1-23-23

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 get water level sensor that is bypassed fixed (waiting until it's shut down for the summer)

Water Heater Maintenance

- 100 gal replaced in November 2022, 75 gal replaced in February 2023

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 – yes, plan on it. Brian will schedule this in April.

Backflow Preventers (Annual)

- Main water line backflow preventer Wilkins 375DA 3" SN L60313 – tested 1-19-23
- Sprinkler system backflow preventer Wilkins 975XLBMS 1" SN 3359645 – tested 1-19-23

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 – need to decide on a color, and then Brian will schedule the work with Isabel.
- 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. Will put it on after the door is painted.
- 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
 - o Governing documents (not title Rules and Regulations but seems to be what we should call them) state that an HOA member is responsible for any damage caused by pets to common area.
 - o Otherwise it just states that pets are not allowed.
 - o What do we want to add to these documents regarding pets (leash reqmt, etc)?
 - o Board has the authority to change the Rules and Regulations as they see fit within the law. Sec 4.19 of Bylaws
- Add rules for dogs to the lease & create lease addendums for those who have dogs

Cars in Parking Lot

- Units 20 & 21 have 9 cars in the parking lot between them.
- Unit 20 has 3 vehicles, and Unit 21 has 6 vehicles.
- Need to keep an eye on this, and eventually establish new rules for how many vehicles each unit can have in the parking lot.

Adjournment

Board meeting adjourned at 12:31 PM.