

Fountain Condominium HOA

Minutes of Board of Directors Meeting, May 23, 2023 @ 11:30 AM

La Estrellita 45 N Mainte St. Ste 9, Brighton, CO 80601

Call to Order

Meeting called to order at 11:58 AM.

Attendees

Brian Ulmer (President)

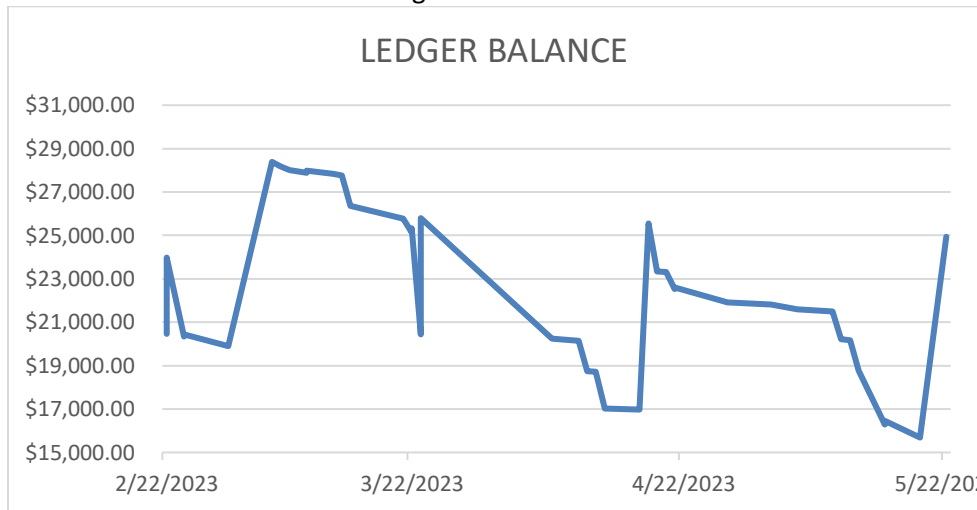
Charlie Cerda (Vice President)

Tracy Ulmer (Secretary)

Financials

Bank Balance

- Checking balance as of 5/23/23 - \$24,943.96
 - o 3/1 - \$19,891.37, 4/1 - \$20,441, 5/1 - \$21,923
 - o Low balance – March - \$19,891, April - \$16,982, May - \$15,685
 - Since the lows are going lower, we will have a possibly larger-than-usual monthly dues increase at the next annual meeting



- Outstanding items
 - o No big ticket items
- Estimated balance
 - o \$24,943.96
- Units past due on monthly payments as of 5/22/23
 - o #18 – Brian will send a letter and reach out to his niece (done on 5/24)
 - \$200.19- Special Assessment
 - \$332.00- May
 - o #29 – Brian will send a letter (done on 5/24)
 - \$332.00- April
 - \$332.00- May
- Special Assessment
 - o #18 – owes \$200.19 as of 5/22/23

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 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.
 - o Brian will work on this this summer

Parking Lot

- Need to fix drainage to street southwest side driveway
 - o Working with ESI to determine timeline
 - o Bid amount - \$6323.50 (see attachment)
 - Discuss how Brian and Tracy will loan HOA money to pay for this repair
 - Will loan the money to the HOA at the same interest rate as the bank is giving
 - Two-year amortization (~\$300 monthly payment)
 - Brian & Tracy will write up a contract with the HOA for payments
 - Need to have them add repairing crack by F3 to prevent gutter from flooding unit
 - May end up doing this another way (pour concrete or have Timothy look at it)

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

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 25, 2023
- Next inspection: April 2024

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.
 - o Waiting for repairs to west driveway

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 – choose a neutral color (light brown), and then Brian will schedule the work with Isabel.
- Ramp to threshold of new door in shop
- Fix gutters on the NW side
- 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
- Fix NE gutter drain to sump
- Locate lines to sump and expose

Pets

- 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)?
 - Pets must be on a leash, held by the owner
 - Clean up waste & hair in the hallways
 - Tracy will add language to the governing documents
 - 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
 - o This is done. After Unit 22 signs the addendum, all units with pets will have signed.

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.
 - o Charlie will talk to these units about moving their vehicles
 - o Tracy will look into adding language to the governing documents

Adjournment

Board meeting adjourned at 12:43 PM.



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To: Brian Ulmer	Contact: Brian Ulmer
Address: 645 Voiles Pl. Brighton, CO	Phone: 303-905-4467
Project Name: Fountain Condos	Bid Number: 222397
Project Location: 660 Jessup St., Brighton, CO	Bid Date: 3/28/2023

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
10	Mobilization Rotomill (EACH OCCURRENCE)	1.00	EACH	\$845.00	\$845.00
20	2" Removal Of Asphalt Mat (Full Depth Milling) ~ Machine Cut, Load, Haul, Detail & Water	40.00	SY	\$28.20	\$1,128.00
30	Mobilization Asphalt Paving (EACH OCCURRENCE)	1.00	EACH	\$1,137.50	\$1,137.50
40	2" Full Depth Asphalt	170.00	SY	\$18.90	\$3,213.00

Total Bid Price: \$6,323.50

Notes:

- Due to the volatility in the oil market, Asphalt Cement (AC) suppliers are no longer providing project pricing. AC is priced to the industry monthly by suppliers with no carry over pricing. This price will be subject to Liquid AC oil increase. Firm pricing can be provided at the beginning of each month for work to be completed during the month.

- * Remove 2" of existing material with rotomill and skid steer and dispose off site.
- * Haul, place and compact 2" HMA Grade Grade SX-75. Tack coat included as required.
- * Mobilizations are as quoted, additional mobs will be charged at the quoted unit prices per scope and occurrence.
- * Final manhole adjustments in asphalt will be charges at \$600.00 each, final valve box or clean out adjustments in asphalt will be charged at \$400.00 each.

Notes: We shall not be responsible for pavement failures due to unstable subgrade and/or frost beneath and/or adjacent to our work. We cannot guarantee positive drainage on existing or proposed areas less than two percent (2%) slope. Any soft or unstable areas will be corrected on an hourly basis at the direction of the Owner's Representative or by others.

EXCLUSIONS: ENGINEERING OR ROW PERMITS, TESTING, SURVEYING, STAKING, BOND (Bond Rate 2%), DE-WATERING, ADJUSTMENTS OF WATER VALVES AND MANHOLES, PAVEMENT MARKINGS, TRAFFIC CONTROL, SOIL STERILANT, PRIME COAT, JOINT SEALANT, SUBGRADE PREP, SPECIAL INSURANCE POLICES OR PROGRAMS & ASSOCIATED FEES, IMPORT OR EXPORT OF SUBGRADE MATERIAL, FROST MITIGATION, WINTER PROTECTION OR WINTER PAVING, DAMAGE TO EXISTING ASPHALT DUE TO AGE AND WARE.

THE FINAL CONTRACT PRICE WILL BE DETERMINED FROM ACTUAL FIELD MEASUREMENTS OF COMPLETED WORK AT THE UNIT PRICES SHOWN ABOVE.

- Contractor shall not be responsible for underlying materials of the pavement.
- One year warranty from workmanship and materials.
- By signing this contract, I acknowledge that I have read and full understand the Terms and Conditions attached to this contract.
- Any soft, frozen, unstable, or unsuitable sub grade materials encountered will be removed and replaced with Class 6 road base at an additional charge.

Elite Surface Infrastructure will not be held responsible for any damage to new concrete due to vandalism or from application of mag chloride or any other de-icing agents. ESI will not be held responsible for conditions or materials in, under, or adjacent to the pavement such as but not limited to post tension cables, irrigation or electrical lines, etc.