

# Fountain Condominium HOA

## Minutes of Board of Directors Meeting, August 28, 2023 @ 11:30 AM

Old Chicago – Brighton, CO

### Call to Order

Meeting called to order at 11:46 AM.

### Attendees

Brian Ulmer (President)

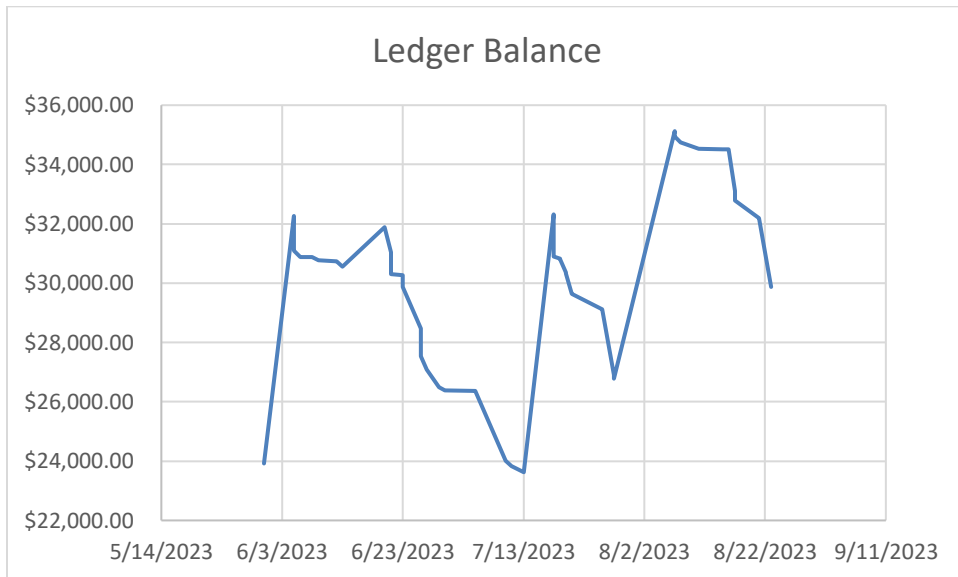
Charlie Cerda (Vice President)

Tracy Ulmer (Secretary)

### Financials

#### Bank Balance

- Checking balance as of 8/28/23 - \$29,869
  - o 6/1 - \$23,918, 7/1 - \$26,393, 8/1 - \$26,780
  - o Low balance – June - \$26,393, July - \$23,624, August - \$29,869
    - Account balance looking better but we still may have a possibly larger-than-usual monthly dues increase at the next annual meeting



- Outstanding items
  - o Parking lot repair loan for \$6323.50
- Estimated balance (including any known large unpaid expenses)
  - o \$29,869
- Units past due on monthly payments as of 8/7/23
  - o #29
    - \$332.00 – July
    - \$332.00 – August?
    - Brian will confirm whether they are still overdue and send a letter
- Special Assessment
  - o #18 – owes \$200.19 as of 8/7/23 – Brian will text his niece about it

## 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 Fall

### Parking Lot

- Need to fix drainage to street southwest side driveway – this is done
  - o Working with ESI to determine timeline
  - o Bid amount - \$6323.50 (see attachment)
    - Need to have them add repairing crack by F3 to prevent gutter from flooding unit – this is done
      - May end up doing this another way (pour concrete or have Timothy look at it)
- Parking Lot Loan
  - o 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 – only HOA signs
    - Have the HOA pay their portion of the ESI bill directly to ESI

### 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
- Need to redo broken part of sidewalk at 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 get water level sensor that is bypassed fixed – Brian will schedule this and the inspection

### Water Heater Maintenance

- 100 gal replaced in November 2022, 75 gal replaced in February 2023
- Drain the water heaters once per year – Charlie will do it in September 2023

### Smoke & CO Alarms (Annual Inspection)

- Last inspected & replaced as necessary: April 25, 2023
- Next inspection: April 2024

### Fire Extinguisher Inspection (Annual Inspection)

- Last inspected: September 2022
- Next inspection: September 2023 – Charlie will schedule

### Parking Lot (Annual)

- Crack sealed in August 2021
- Brian will schedule this after driveway repairs.
  - 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 – Brian will call the gutter person to repair the leaky one
- 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 – this is done

## 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 added language to the governing documents – reviewed and approved by all board members
    - Tracy will finalize the changes to the documents and send to all owners & tenants
  - o Board has the authority to change the Rules and Regulations as they see fit within the law. Sec 4.19 of Bylaws

## Cars in Parking Lot

- Review new parking lot rules
- 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 added language to the governing documents – reviewed and approved by all board members
  - o Tracy will finalize the changes to the documents and send to all owners & tenants

## Adjournment

Board meeting adjourned at 12:27 PM.