

Fountain Condominium HOA

Minutes of Board of Directors Meeting, March 7, 2024 @ 8:00 AM

Main St. Cafe – Brighton, CO

Call to Order

Meeting called to order at 7:59 AM.

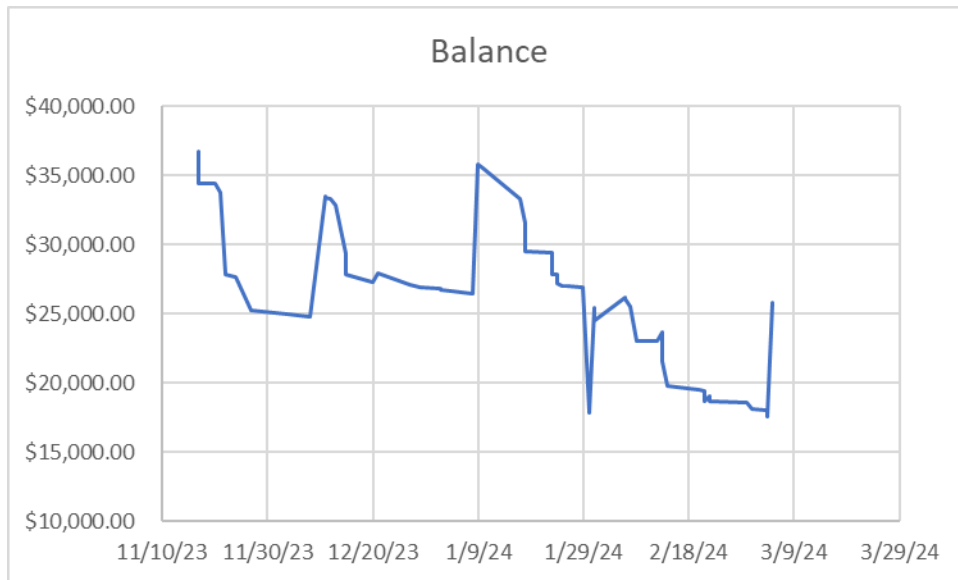
Attendees

- Brian Ulmer (President)
- Charlie Cerda (Vice President)
- Tracy Ulmer (Secretary)

Financials

Bank Balance

- Checking balance as of 3/6/24 - \$25,804.51
 - o Low balance – 3/4/24 - \$17,536.51
 - Wait a couple months to see if minimum account balance increases each month



- Outstanding items
 - o Parking lot repair loan for \$6323.50 – waiting to determine if loan is needed
- Estimated balance (including any known large unpaid expenses)
 - o \$24,204 – \$1600 outstanding for gutter repairs
- Units past due on monthly payments as of 2/21/24
 - o All units current
- Special Assessment

Old Business

Boiler Room

- Concrete repairs update
 - o Need to put sealer on concrete – waiting for weather to warm up
 - o Need to do a little more grinding to get full drainage
 - o Need to modify supply air vent covers and attach

Parking Lot

- Need to fix drainage to street on north west side of lot
 - o Design completed
 - o Need to get survey to mark property line
 - o Bid amount – None yet
- Parking Lot Loan
 - o Will review finances after curb repair and determine if this is needed

Doors

- Only have 2 doors remaining on inside of courtyard – Charlie to let us know if these get bad. Holding off for now, since cash is tight.
 - o Doors still remaining: 1,2,3,4 courtyard & 5,6,7,8 courtyard

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

Concrete repairs through City of Brighton 50/50 program

- Submitted application and photos on 2-16-24

Periodic Business

Boiler Maintenance and Inspection (Annual)

- Nate (Primo) 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

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 March 2024
- Need to treat hot water heater that we can hear stuff in the bottom of when running – Brian will ask Nate about this

Smoke & CO Alarms (Annual Inspection)

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

Fire Extinguisher Inspection (Annual Inspection)

- Last inspected: November 2023
- Next inspection: November 2024 – Charlie will schedule

Parking Lot (Annual)

- Crack sealed in August 2021
- Brian will schedule this after driveway repairs.
 - o Waiting for repairs to north west driveway

Backflow Preventers (Annual)

- Main water line backflow preventer Wilkins 375DA 3" SN L60313 – tested 1-18-24
- Sprinkler system backflow preventer Wilkins 975XLBMS 1" SN 3359645 – tested 1-18-24

New Business

Other to do items

- Kick plate for boiler room door – Charlie has it. Will put it on after the door is painted.

Pets

- Changed rules – how is it going?
 - o Going well, per Charlie

Cars in Parking Lot

- Changed rules – how is it going?
 - o Going well, per Charlie

Adjournment

Board meeting adjourned at 8:52 AM.