

Fountain Condominium HOA

Minutes of Board of Directors Meeting, July 10, 2024 @ 11:30 AM

La Estrellita – Brighton, CO

Call to Order

Meeting called to order at 11:52 AM.

Attendees

Brian Ulmer (President)

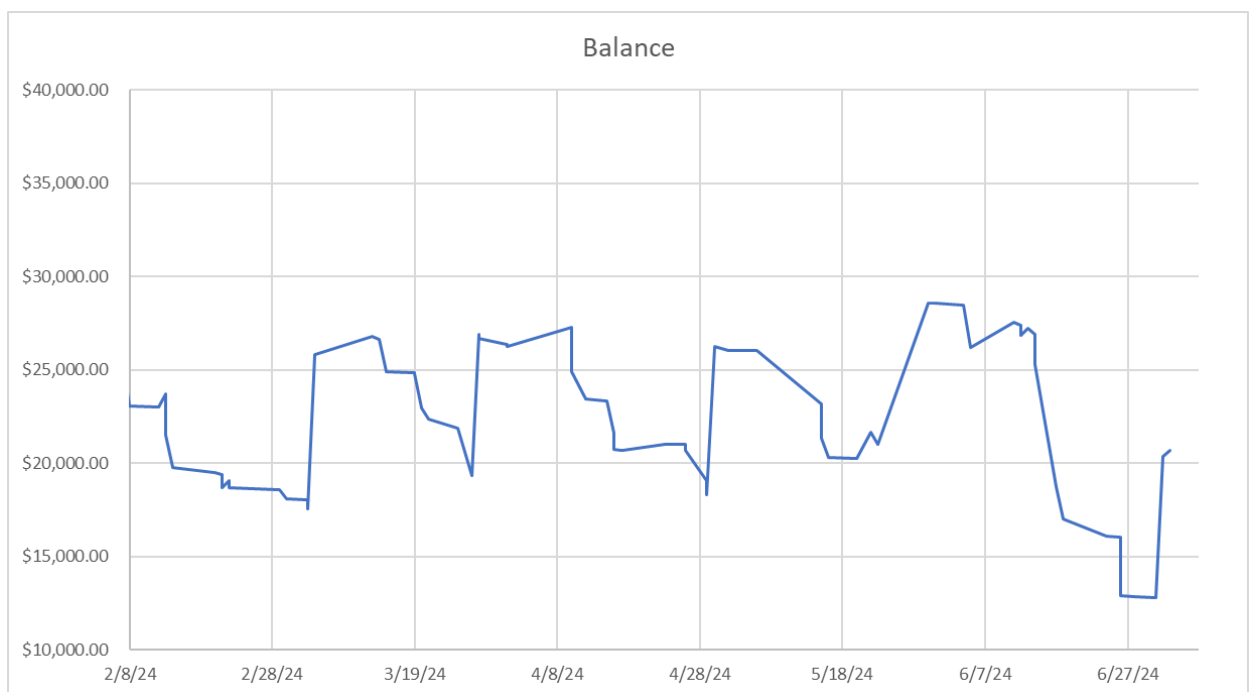
Charlie Cerda (Vice President)

Tracy Ulmer (Secretary)

Financials

Bank Balance

- Checking balance as of 7/5/24 - \$20,686.81
 - o Low balance – 7/1/24 - \$12,775.81 (includes money paid out for the curb)
 - Wait a couple months to see if minimum account balance increases each month



- Outstanding items
- Estimated balance (including any known large unpaid expenses)
 - o \$12,775.81 – no known items
- Units past due on monthly payments as of 2/21/24
 - o #29 – owes \$1,026 for April, May, June 2024; sent letter on 6/28/24
- 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 – completed in June 2024
 - o Design completed
 - o Need to get survey to mark property line
 - o Bid amount – None yet
- Parking Lot Loan – Not needed, remove going forward
 - 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 – submitted and waiting for 50/50 program

Concrete repairs through City of Brighton 50/50 program

- Submitted application and photos on 2-16-24
- Marks painted on the sidewalk in June, hopefully we will see costs soon

Periodic Business

Boiler Maintenance and Inspection (Annual)

- Nate (Primo) inspected in September 2023 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 17, 2024
- Next inspection: April 2025

Fire Extinguisher Inspection (Annual Inspection)

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

Parking Lot (Annual)

- Crack sealed in August 2021
 - o Charlie got bid from Everline for \$2,513

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.

Cars in Parking Lot

- Changed rules – how is it going?
 - o Charlie would like to start posting warning letters for car violations. On the second warning, they will be fined, per the HOA rules & regulations.
 - o Brian will make a template for Charlie to use for these warning letters

Landscaping

- Planning to cut down trees and plant new ones this year (2024)
- In the future, we will xeriscape some or all of the property to save on water cost
 - o Break up the property into sections and attack it in phases

Adjournment

Board meeting adjourned at 12:26 PM.