

Fountain Condominium HOA

Minutes of Board of Directors Meeting, March, 2025 @ 12:00 PM

Hoffbrau – Westminster, CO

Call to Order

Meeting called to order at 12:12 PM.

Attendees

Brian Ulmer (President)

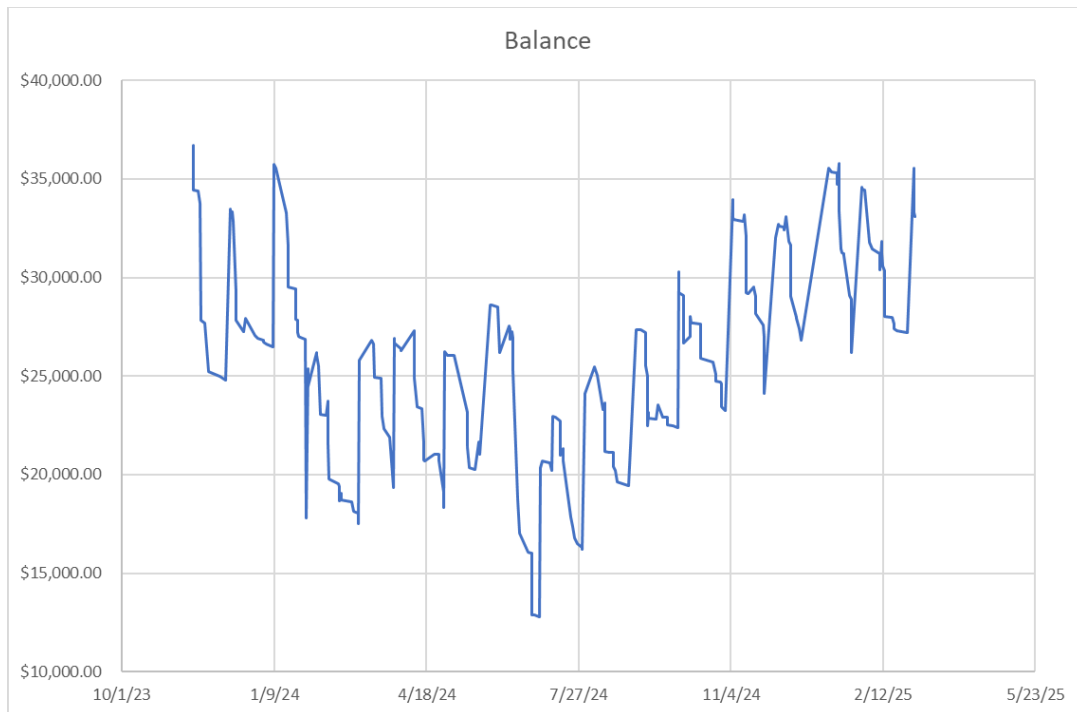
Charlie Cerda (Vice President)

Tracy Ulmer (Secretary)

Financials

Bank Balance

- Checking balance as of 3/6/25 - \$33,106.52
 - o Low balance since November 2024 – \$24,097.50



- Outstanding items
- Estimated balance (including any known large unpaid expenses)
 - o No known items
- Units past due on monthly payments as of 2/20/25
 - o Unit 29 – \$724 – January 2025 and February 2025
 - Brian will send a letter to the owner

Old Business

Boiler Room

- Concrete repairs update

- Charlie says it's mostly dry, but it's breaking up by the back door. We will have to jackhammer it out and replace it eventually.

Parking Lot

- Need to replace asphalt on West side of building and tie into new curb
 - Need to get bid

Doors

- Only have 2 doors remaining on inside of courtyard – Charlie to let us know if these get bad.
 - 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
 - Instead of this, will xeriscape around it as part of our upcoming landscape plans.

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
 - Nate did cleanout and vinegar rinse 9/4/24 for 100 gal and 10/9/24 for 75 gal
- Going forward, drain with vinegar every 2 years. Next due in September of 2026.

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 2024
- Next inspection: November 2025

Parking Lot (Annual)

- Crack sealed in August 2021

Backflow Preventers (Annual)

- Main water line backflow preventer Wilkins 375DA 3" SN L60313 – tested 1-21-25
- Sprinkler system backflow preventer Wilkins 975XLBMS 1" SN 3359645 – tested 1-21-25

New Business

Other to do items

- Kick plate for boiler room door – need a new plate because one we had was too big.
- Gutter above Unit 27 is leaking again. Brian will call to have it repaired.

Landscaping

- Plant new trees (2025)
- In the future, we will xeriscape some or all of the property to save on water cost
 - Break up the property into sections and attack it in phases

Adjournment

Board meeting adjourned at 12:41 PM.