

**Fountain Condominium HOA**  
**Minutes of Board of Directors Meeting, June 11, 2025 @ 12:00 PM**  
Lupita's – Brighton, CO

## Call to Order

Meeting called to order at 12:18 PM.

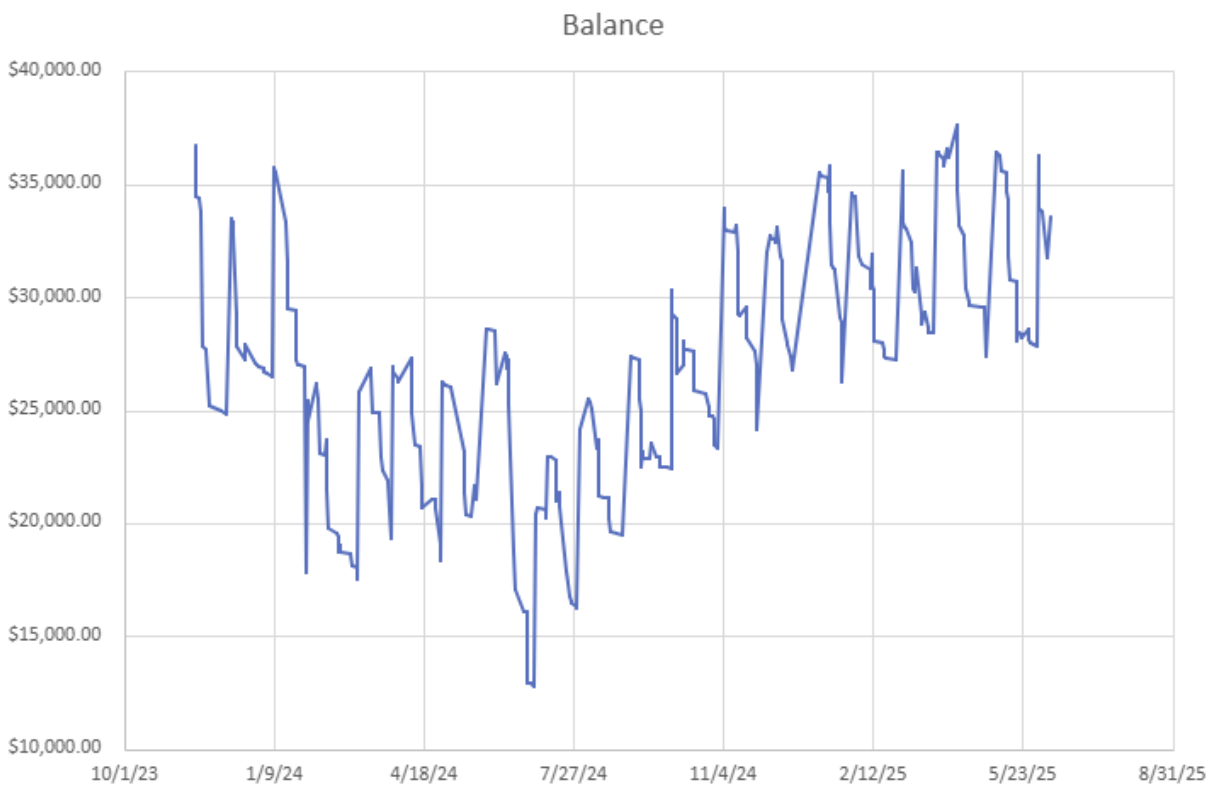
### Attendees

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

## Financials

### Bank Balance

- Checking balance as of 6/11/25 - \$33,540
  - o Low balance since January 2025 – \$26,215



- Outstanding items
- Estimated balance (including any known large unpaid expenses)
  - o No known items
- Units past due on monthly payments as of today
  - o none

# Old Business

## Boiler Room

- Concrete repairs update
  - o Charlie says it's dry, and all good. This can be removed from the agenda going forward.

## Parking Lot

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

## Doors

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

# 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
  - o 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 – working on scheduling the next one

## Fire Extinguisher Inspection (Annual Inspection)

- Last inspected: November 2024
- Next inspection: November 2025

## Parking Lot (Annual)

- Crack sealed in August 2021 – Brian will get a bid

## 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.

## Landscaping

- Plant new trees (2025)
- 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
  - o Brian is working on a plan
- Charlie will turn on sprinklers in the courtyard

# Adjournment

Board meeting adjourned at 12:50 PM.