

Fountain Condominium HOA

Minutes of Board of Directors Meeting, November 4, 2025 @ 6:00 PM

660 Jessup #27 – Brighton, CO

Call to Order

Meeting called to order at 6:50 PM.

Attendees

Brian Ulmer (President)

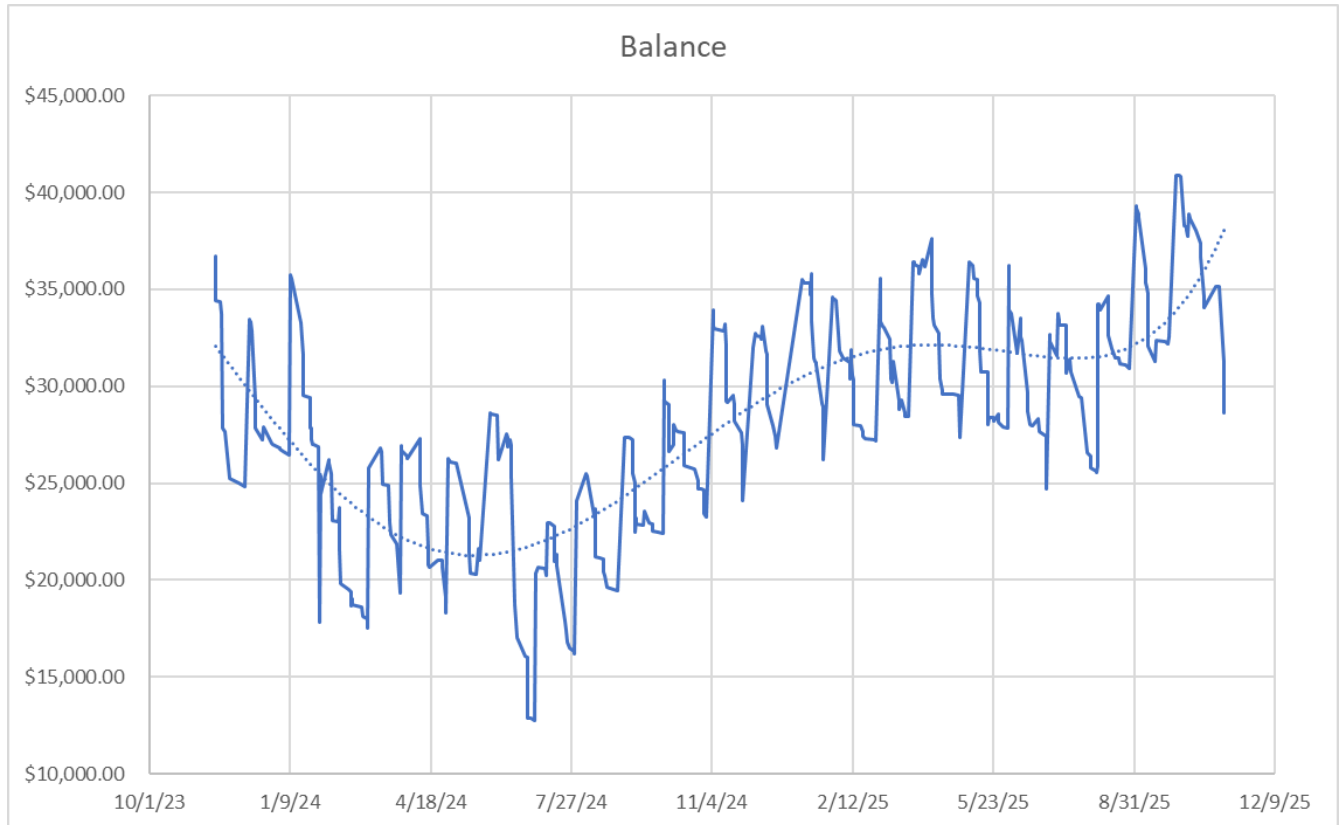
Charlie Cerda (Vice President)

Tracy Ulmer (Secretary)

Financials

Bank Balance

- Checking balance as of 11/3/25 - \$28,655.82
 - o Low balance since August 2025 – \$25,530 on 8/4/25



- 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) looked at them in October 2025 and said they're running well

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: July 2025
- Next inspection: July 2026

Fire Extinguisher Inspection (Annual Inspection)

- Last inspected: November 2024
- Next inspection: November 2025 – Brian looking into whether we can take them in

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 (2026)
- 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 – decided not to in 2025, due to cost

Adjournment

Board meeting adjourned at 7:03 PM.