

Fountain Condominium HOA
Annual Meeting Agenda
November 4th, 2025

- Call meeting to order – 6:12 PM
- Attendance – Charlie Cerda (Unit 27), Lorena Cerda (Unit 27), Brian Ulmer, Tracy Ulmer, Vicki Allmer (Unit 14)
 - Quorum - met
 - Proxies – James Sayre (Unit 19) – gave proxy to the President
 - Proof of notice delivered to owners – confirmed by Charlie & Vicki
- Treasurer's Report
 - Review budget
 - Old budget
 - Went over by a lot on plumbing, but made up for by being under on Equipment & Major Repairs
 - Under budget on Gas/Electric & Water/Sewer
 - New budget
 - Includes dues increase of \$15/month per unit
 - Includes insurance increase built in, even though we don't know what the increase will be
 - Tracy motions to accept the budget, Charlie seconds, all in favor and budget accepted
 - Who is behind on their dues? – no one is behind
 - HOA dues increase – approved
 - Budget includes \$15 dues increase, may need to be more if insurance premium increases dramatically again.
- Old Business
 - Replaced broken sidewalk that sump pump line comes through on North side through 50/50 program – completed in the last year
 - Poured channel drains across sidewalk in front of building on all 4 downspouts – completed in the last year
- Ongoing Business
 - Increase Charlie's management pay?
 - Currently at \$605 – raise to \$630 (~4% increase)
 - Tracy motions, Brian seconds, all in favor and approved
 - Travelers Insurance sent 2 letters informing us they are reducing coverage. They will no longer cover fungi and bacteria claims (mold) and claims involving lead.
 - Letters attached to end of agenda
 - Upcoming repairs & expenses
 - High priority
 - Repair interior concrete in boiler room
 - Charlie says the frequency that pieces fall down has slowed down a lot since we did the concrete overhead
 - Move to low priority next time
 - Replace asphalt on west driveway adjacent to new concrete pan
 - Estimate from ABC Asphalt - \$17,000
 - Proposal to wait until insurance premium comes in, and also see what the bank account and budget are like in the Spring of 2026
 - Low Priority
 - Entryway doors

- 12 entryway doors replaced
 - 2 entryway doors remaining to replace
 - \$3393/per entryway (2022 price) for a remaining amount of \$6786
 - Carpet in entryways
 - 6 entryway carpets replaced
 - 8 entryway carpets remaining
 - \$750 Avg cost/entryway for a remaining amount of \$6,000
 - Doing a hard flooring repair in East entryway as test
- New Business
 - Vicki – asked what the letter from City of Brighton about water quality said and what they should do
 - Brian will find the letter and send it to her
 - Vicki – concerned about the tree in the middle of the courtyard, and when it’s windy the tree moves and could fall on someone
 - Brian and Charlie will talk about what to do
 - Vicki – when it’s below freezing outside, tell everyone to run their water dripping through the pipes to prevent freezing, especially on the south side
 - Brian will look into giving people better notice to drip their pipes to prevent pipe breakage
- Elections
 - Board of Directors
 - Brian's position (President) has two more years (2027)
 - Tracy’s board position (Secretary) is up for election (2025)
 - Charlie motions Tracy to continue, Brian seconds, all in favor and accepted
 - Charlie's position (Vice President) has one more year (2026)
 - Officers
 - Tracy is the Secretary
 - Margie is the Treasurer
 - Brian is the Managing Agent
- Meeting adjourned at 6:49 PM