

Fountain Condominium HOA

Minutes of Board of Directors Meeting, February 12, 2026 @ 9 AM

McCoys Restaurant - Denver, CO

Call to Order

Meeting called to order at 9:20 AM.

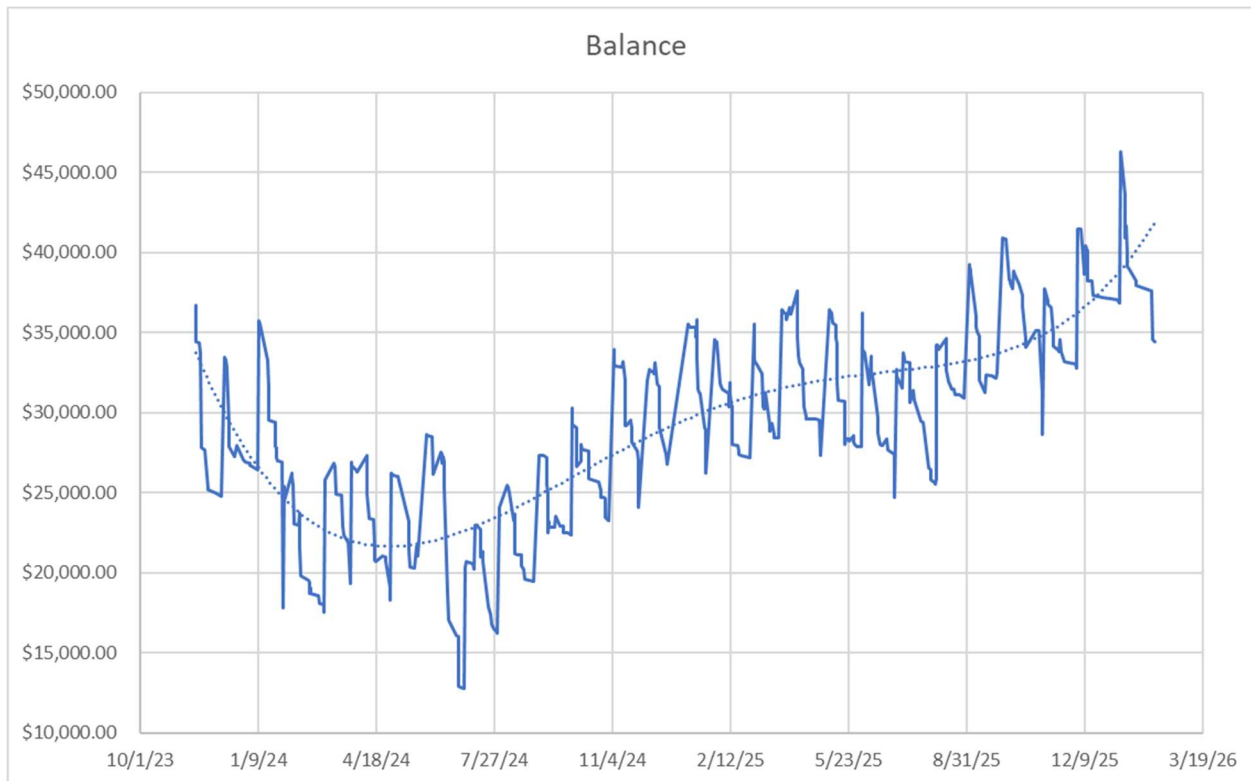
Attendees

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

Financials

Bank Balance

- Checking balance as of 2/9/26 - \$34,460.11
 - o Low balance since November 2025 – \$32,768 on 12/2/25



- 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
- Insurance Increase
 - o Premium went up by \$4,500 in 2026
 - o HOA dues were increased by \$15 per unit, which is almost all eaten up by the insurance increase

Old Business

Parking Lot

- Need to replace asphalt on West side of building and tie into new curb
 - o ABC Asphalt - \$17,951 – bid from October 2025
 - Includes removing and replacing concrete stoop on west side
 - Brian will evaluate other expenses coming up (security system & landscaping), to decide whether we can move forward with this or not

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)

- Will inspect for free if we take extinguishers to Cintas at 1100 W. 120th Ave #500, Westminster – call before to make sure technician is at office - 303-993-1622
- Last inspected: January 2026
- Next inspection: January 2027

Parking Lot (Annual)

- Crack sealed in August 2021 – do we want to do this or just save our money for replacement?
 - o Replacing the parking lot is preferred. We would likely have to do it in sections. Brian will put together a budget and a plan for saving up for this going forward.

Backflow Preventers (Annual)

- Main water line backflow preventer Wilkins 375DA 3" SN L60313 – tested 1-20-26
- Sprinkler system backflow preventer Wilkins 975XLBMS 1" SN 3359645 – tested 1-20-26

New Business

Other to do items

- Kick plate for boiler room door – need a new plate because one we had was too big.
- Stair treads – Brian is making the pieces that wrap around the front edge of each stair. He will also order a lighter color for the risers, and will schedule the installation for one entryway to test it.
- Need to fix the water lines that freeze in two units – Charlie confirm which units

Landscaping

- Plant new trees (2026) – planning for 4 total (one in each section)
- 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

Security System

- Brian is ordering a camera system to test at the Voiles property
- We will see how that goes, and what lessons are learned, before budgeting & ordering a system for Fountain
- Charlie would like improved lighting in certain areas for Fountain
 - o See if the security system will help this, otherwise look into installing street lights

Adjournment

Board meeting adjourned at 10:22 AM.