

# Fountain Condominium HOA

## Minutes of Board of Directors Meeting, May 21, 2026 @ 11:30 AM

The Brunch House - Westminster, CO

### Call to Order

Meeting called to order at 11:47 AM.

### Attendees

Brian Ulmer (President)

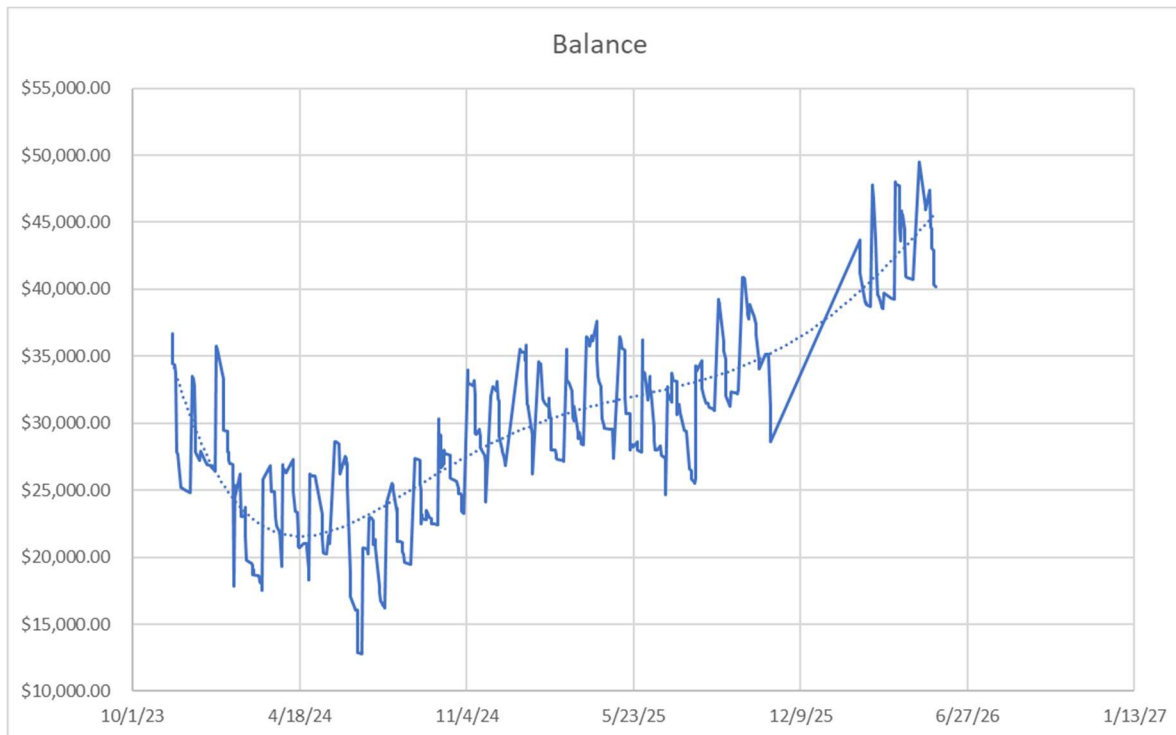
Charlie Cerda (Vice President)

Tracy Ulmer (Secretary)

### Financials

#### Bank Balance

- Checking balance as of 5/21/26 - \$40,163.37
  - o Low balance since February 2025 – \$38,579 on 3/17/26



- Outstanding items
- Estimated balance (including any known large unpaid expenses)
  - o No known items
- Units past due on monthly payments as of 4/7/26
  - 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
  - o Decided to leave things alone for now – item is closed.

# 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
  - o Brian will evaluate other expenses coming up (security system & landscaping), to decide whether we can move forward with this or not
  - o Brian will get a new bid when the price of oil comes back down

## 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. 120<sup>th</sup> 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.
  - o This is done – item is closed.
- 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
  - o Units 5 & 23 to start
  - o HOA will be responsible for:
    - Countertop
    - Cabinet installation

- Everything besides new cabinet purchase
- Owner is only responsible for buying new cabinets, if they desire

## 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
  - Break up the property into sections and attack it in phases
  - Brian is working on a plan
    - Use mulch primarily, instead of rock
    - Possibly pour a concrete sidewalk by the Unit 27 pod, to cut back on dust getting into the units
    - Possibly use big boulders for decoration
- Charlie will turn on sprinklers in the courtyard and have the necessary repairs done to the system

## 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
  - Tracy will calculate the cost of the security system at Voiles, to use as projections for Fountain
- Charlie would like improved lighting in certain areas for Fountain
  - See if the security system will help this, otherwise look into installing street lights
  - East side for the church – one on each corner of the building
  - One on the building above where the 4-wheeler is parked

## Adjournment

Board meeting adjourned at 12:21 PM.