

**SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM
ASSOCIATION, INC.**

**Meeting Minutes
January 23, 2013**

Irene LeVangie called the meeting to order at 7PM January 23, 2013 at 5838 W. Atlantic Place, Lakewood, CO.

Open Forum: No one for open forum

Attending: Helen Leach, Irene LeVangie, Ray Garcia, Sharon Behm and Brian Gadbery, Manager. Tama Serfoss was not present.

Irene LeVangie made a motion to approve the agenda as written. Ray Garcia seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve the December 5, 2012 meeting minutes as written, Sharon Behm seconded the motion. The motion carried unanimously.

Brian Gadbery, manager reviewed financials, bank balances, budget vs. actuals through end of December 2012, accounts receivable, and Delinquencies.

Sharon Behm made a motion to have HindmanSanchez monitor the foreclosure and Super Lien at 5869 W. Atlantic Place for \$290.00. Helen Leach seconded the motion. The motion carried unanimously.

Sharon Behm made a motion for eviction or the occupants of 5868 W. Asbury place if a lease and payment of back rent is not made by January 25, 2013 as stated in a notice posted on January 17, 2013. Helen Leach seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to have Schulhoff Tree and Lawn remove a leaning aspen tree east of 5770 W. Asbury Place (for safety concerns) for \$240.00. Sharon Behm seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to have the Annual Homeowners meeting on March 12, 2013 pending on securing a location. Sharon Behm seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve the draft of the Association's Revised Governing Documents as written. Helen Leach seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve the voting package prepared by HindmanSanchez and edited by Tama Serfoss to send to the Association members for voting to approve the Revised Governing Documents, with a deadline for voting to end March 31, 2013. Sharon Behm seconded the motion. The motion carried unanimously.

Helen Leach made a motion to approve the installation of heat tape (a system to melt ice for roof edges) contract between Association owners and the Association drafted by HindmanSanchez. Irene seconded the motion. The motion carried unanimously.

Helen Leach made a motion to approve the Draft 2011 Audit prepared by Guy Andrus. Irene LeVangie seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve HindmanSanchez proposal for legal retainer with the traditional collections provision. Sharon Behm seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to accept HindmanSanchez proposal to draft policies relating to Senate Bill HB1237 and to review the Association's existing policies for \$495.00. Ray Garcia seconded the motion. The motion carried unanimously.

Sharon Behm made a motion to approve Schulhoff Tree and Lawn's proposal for preventive pesticide spray for the 2013 season for the pre-paid price of \$1,601.26. Ray Garcia seconded the motion. The motion carried unanimously.

Sharon Behm made a motion to approve the 2012 Audit and Tax prep proposal by Lee Public Accounting, LLC for \$1,600 for full audit and \$350 to \$550 for tax prep. Ray Garcia seconded the motion. The motion carried unanimously.

The Board elected to meet on the second Tuesday of every month going forward.

Sharon Behm made a motion to adjourn the meeting at 9:41 PM. Ray Garcia seconded the motion. The motion carried unanimously.

The meeting was adjourned at 8:36 PM.