

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes February 12, 2013

Irene LeVangie called the meeting to order at 7PM February 12, 2013 at 5801 W. Alameda Ave #A, Lakewood, CO 80226.

Open Forum: No one for open forum

Attending: Helen Leach, Irene LeVangie, Ray Garcia, Sharon Behm, Tama Serfoss and Brian Gadbery, Manager. Pat Wilderotter Association's Insurance Agent form Cherry Creek Insurance.

Pat Wilderotter reviewed with the Board the merits of filing a claim with insurance to defend the suit against the Association and Manager by Scott Jennings.

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 January 23, 2013 meeting minutes as written, Sharon Behm seconded the motion. The motion carried Tama Serfoss abstained.

Brian Gadbery, manager reviewed financials, bank balances, budget vs. actuals through January 31, 2013, accounts receivable, and Delinquencies.

Tama Serfoss made a motion to remove the overage on the Terrance Hook account and close the account. Irene LeVangie seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve the RDA Reserve Study Draft. Tama Serfoss seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to cover the Scott Jennings district court action with association funds and not file a claim with insurance. This decision was made on the advise of the association's insurance agent and past claims history. Helen Leach seconded the motion. The motion carried unanimously.

The Board agreed to work with Mr. Weber on his Association Dues payments.

Discussion on the Kos property was tabled.

Email votes were affirmed:

Indemnify Precision Management on the Mr. Jennings complaint with DORA and turn the complaint over to the Association's attorney for response.

Indemnify Precision Management on the Mr. Jennings District Court Suit.

Have the Association's Attorney response to invoice sent by Mr. Jennings.

Motion to evict Mr. Jennings and any other occupants of 5868 W. Asbury Place for having no legal right to occupy unit.

The Board approved request by Mr. Peoples to install a wheel chair ramp with provisions.

The meeting was adjourned at 9:10 PM.