

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

**Meeting Minutes
April 9, 2013**

Irene LeVangie called the meeting to order at 6:58 PM April 9, 2013 at 5801 W. Alameda Ave #A, Lakewood, CO 80226.

Open Forum: No one for open forum

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

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

Ray Garcia made a motion to approve the February 12, 2013 meeting minutes as written, Irene LeVangie seconded the motion.

Brian Gadbery, manager reviewed financials, bank balances, budget vs. actuals through March 30, 2013, accounts receivable, and Delinquencies.

Irene LeVangie made a motion to have Brian Gadbery provide regular maintenance on the West Water Feature (Mr. Gadbery had maintained the water features when they were part of SunPointe Common Maintenance) for \$100.00 per month plus the cost of chemicals. Major repairs, Start up and Shut down would be preformed by another vender. Ray Garcia seconded the motion. The motion carried.

Irene LeVangie made a motion to Hire Water on the Rocks owner Bill Elkins to start up and clean the West Water Feature for an estimated \$300 to \$500 as soon as weather and irrigation water permit. Ray Garcia second the motion. The motion carried.

The Board requested HindmanSanchez (the association's attorney) to see if the Bank will take back the property at 5868 W. Asbury Place. The Association currently owns the unit through foreclosure.

Manager Brian Gadbery was directed to have the mailbox for 5868 W. Asbury Place rekeyed through the USPS.

Updated community policies were tabled and will be discussed at the next meeting.

The outcome of the Association's ballot to approve the revised governing documents was discussed. The Bylaws and Declarations passed. The Board will approach homeowners with a new vote to get the Articles passed. The Articles did not pass and did not get enough votes to meet the approval threshold.

Ray Garcia was appointed to the Commons Board, Irene LeVangie stepped down.

Irene LeVangie made a motion to increase the fee for lost pool key cards to \$50. Helen Leach seconded the motion. The motion carried.

The Board also will require owners to reregister their pool access key cards due to data loss. The Board and management will be at the pool the first 3 Saturdays in May to reregister owners cards, times to be determined.

The proposal for installing a key card system for the tennis court gate was tabled.

The Board was informed that Denver Water and the water provider to SunPointe II (Bancroft-Clover) would enforce 2 day a week watering restrictions. The Board was also informed that the grass would go dormant (turn brown) due to lack of water.

Website Development was tabled.

Ray Garcia made a motion to approve ECC's paint and building repair contract for buildings 3, 4, 25, 26, 29, 30, 31, and 32 totaling an estimated \$69,550 (\$39,600 for paint and \$29,950 for repairs). Helen Leach seconded the motion. The motion carried.

Helen Leach made a motion to approve managements' charges (\$187.50) for court prep and court time in the Scott Jennings eviction suit. Jennings and other occupants were evicted from 5868 W. Asbury Place. Irene LeVangie seconded the motion. The motion carried.

Helen Leach made a motion to approve management's time in preparing and mailing ballots for community approval of revised governing documents (\$120). Irene LeVangie seconded the motion. The Motion carried.

Patio Replacement bids on buildings 29 and 30 and drainage improvements between buildings 16 and 17 was tabled pending board visual inspection of the patios on buildings 29 and 30.

Jewell Street fence repair and paint was tabled pending review of cash flow of the Reserve Fund for the year.

The Board approved tow without further warning for the residents of 5714 W. Asbury Place due to continued violation of the Association's Parking rules. There have been complaints filed with management and a warning issued by mail over and above the notices placed on vehicles for parking their vehicles in visitor only parking and not parking their vehicles in the garage as required by the Associations rules.

The Board affirmed the email votes to spread the 2012 tax liability over the next 10 years. They also affirmed their directed vote to votes to approve the revised Bylaws and Articles and to give consent to the declarations for the property owned by the Association owned at 5868 W. Asbury Place.

Owner Ron Fischer of 5862 W. Asbury Place was approved to replace his redwood deck with a composite material at his expense.

The meeting was adjourned at 9:25 PM.