

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

**Meeting Minutes  
April 29, 2013**

Irene LeVangie called the meeting to order at 6:56 PM April 29, 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 and Brian Gadbery, Manager. Tama Serfoss was not present. Quorum was reached.

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

Irene LeVangie made a motion to approve the April 9, 2013 meeting minutes as written, Helen Leach seconded the motion. The motion carried unanimously.

Brian Gadbery, manager there was no review of the financials, delinquencies or grounds. These items were reviewed at the April 9, 2013 meeting and there were no updates to the information presented at that meeting.

Plan to approve the revised articles was tabled. This item will be discussed at a future meeting.

No update on SunPointe Common Maintenance Dispute.

What to do with the property owned by the Association at 5968 W. Asbury Place was tabled.

Pool Key re-registration dates and times were set by the Board. May 4, from 10 to Noon; May 11, from 1PM to 3 PM and May 18 from 10 to Noon.

Irene made a motion to authorize the purchase of a lap top computer to program the pool locks and hold other association information at an expense not to exceed \$300. Sharon Behm seconded the motion. The motion carried unanimously.

Helen Leach made a motion to modify the tennis court gate and install a key card entry. Sharon Behm seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve DRS Engineering Contractors proposal for patio replacement on buildings 29 and 30 and re-grade the area between buildings 16 and 17 at an estimated cost of \$158,942.00. Work to start as soon as the City of Lakewood issues a permit. The Board sited step height issues and failing of the cement and patio walls as potential liabilities for the Association and hazards to the residents and visitors. Helen Leach seconded the motion. The motion carried unanimously.

Website Development was tabled.

Jewell Street Fence repair and paint proposals were tabled.

The Board agreed on dates for pool open and close, association BBQ dates, and community garage sale.

2013 Update of Association Policies:

Irene LeVangie made a motion to approve the Resolution of the SunPointe at Lakewood Estates II Condominium Association, Inc. Adopting Polices and Procedures Regarding Board Member Conflicts of Interest as drafted by the Association's Attorney HindmanSanchez, effective date 4/19/13, April 29, 2013. Sharon Behm seconded the motion. The motion carried unanimously.

Helen Leach made a motion to approve the Resolution of the SunPointe at Lakewood Estates II Condominium Association, Inc. Regarding Polices and Procedures for Covenant and Rule Enforcement as drafted by the Association's Attorney HindmanSanchez, effective date 4/19/13, April 29, 2013. Ray Garcia seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve the Resolution of the SunPointe at Lakewood Estates II Condominium Association, Inc. Regarding Investment of Reserve Policy as drafted by the Association's Attorney HindmanSanchez, effective date 4/19/13, April 29, 2013. Helen Leach seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve the Resolution of the SunPointe at Lakewood Estates II Condominium Association, Inc. Regarding Document Retention and Destruction Policy as drafted by the Association's Attorney HindmanSanchez, effective date 4/19/13, April 29, 2013. Ray Garcia seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve the Resolution of the SunPointe at Lakewood Estates II Condominium Association, Inc. Regarding Polices and Procedures for Collection of Unpaid Assessments as drafted by the Association's Attorney HindmanSanchez, effective date 4/19/13, April 29, 2013. Sharon Behm seconded the motion. The motion carried unanimously.

Sharon Behm made a motion to approve the Resolution of the SunPointe at Lakewood Estates II Condominium Association, Inc. Regarding Polices and Procedures for Inspection and Copying of Association Records as drafted by the Association's Attorney HindmanSanchez, effective date 4/19/13, April 29, 2013. Ray Garcia seconded the motion. The motion carried unanimously.

Helen Leach made a motion to approve the Resolution of the SunPointe at Lakewood Estates II Condominium Association, Inc. Regarding Polices and Procedures for The Conduct of Meetings as drafted by the Association's Attorney HindmanSanchez, effective date 4/19/13, April 29, 2013. Ray Garcia seconded the motion. The motion carried unanimously.

The Board appointed titles as follows: Irene LeVangie, President; Ray Garcia, Vice President; Helen Leach, Treasure; Sharon Behm, Secretary; Tama Serfoss, Member At Large.

Helen Leach made a motion to approve the 2013 pool rules with minor corrections for typos. Irene LeVangie seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to allocate \$400 for the purchase of flowers, mulch and supplies for the pool area and address signs. Helen Leach seconded the motion. The motion carried unanimously.

The meeting was adjourned at 8:31 PM.

Final