

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

**Meeting Minutes
August 13, 2013**

Irene LeVangie called the meeting to order at 7:05 PM August 13, 2013 at 5885 W. Asbury Place Lakewood, CO 80227 (SunPointe II Pool).

Open Forum: No one for open forum

Guests: Ernie Torrez

Attending: Irene LeVangie, Ray Garcia, Helen Leach, and Brian Gadbery, Manager. Quorum was reached.

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

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

Brian Gadbery, manager reviewed the financials, delinquencies and grounds. Reconciled bank statements were given to Helen Leach at the meeting.

Ray Garcia made a motion to approve the financials. Helen Leach seconded the motion. The motion carried unanimously.

Ray Garcia made a motion to approve C&K Landscape design proposal for buildings 29 and 30 for \$1,000. Irene LeVangie seconded the motion. The motion carried unanimously.

Ray Garcia made a motion to approve Brown Brothers proposal to repair the driveway behind 5884 W. Asbury Place and two potholes at the pool parking lot for \$3,179. Irene LeVangie seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to purchase three new pool safety sign and new ring buoy for about \$125.00. Ray Garcia seconded the motion. The motion carried unanimously.

Board confirmed approval of water feature motor replacement

Board confirmed approval of additional expenses at Building 29 and 30 construction project, for added landscape wall, additional railing for safety and veneer installation on 5735 W. Asbury Place.

Irene LeVangie made a motion to approve Sandra Vicens-Pecenka's of 5712 W. Atlantic Place storm door replacement request. Helen Leach seconded the motion. The motion carried unanimously.

Hearing for Ernie Torres regarding alcohol at the pool. Mr. Torres attended the hearing and presented his side of the complaint. Mr. Torres did admit to letting in a couple who did not have a valid pool key and that they were the ones who brought in the alcohol. Mr. Torres and his guest were not aware they had alcohol until they sat in the hot tub. Mr. Gadbery the person witnessing the violation said he assumed the four persons in the hot tub (including Mr. Torres) were Mr. Torres guests. The board pointed out that the rules state that no one is allowed in the pool area unless they have a valid pool key and that residents with active keys should not allow entry to those who don't have active keys.

The board elected not to fine Mr. Torres or deactivate Mr. Torres pool key. A letter explaining the Boards findings would be sent to Mr. Torres.

Next meeting set for September 13, 2013.

The meeting was adjourned at 8:47 PM.

Final