

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

Meeting Minutes
September 10, 2013

Irene LeVangie called the meeting to order at 6:59 PM September 10, 2013 at 5801 W. Alameda Ave #A, Lakewood, CO 80226.

Open Forum: No one for open forum

Guests: Dick Yeagan, Steve Behm

Attending: Irene LeVangie, Ray Garcia, and Brian Gadbery, Manager. Quorum was reached. Helen Leach was not in attendance.

Irene LeVangie made a motion to approve the agenda with addition of wasps at 5768 W. Asbury Place and Orkin Contract. Ray Garcia seconded the motion. The motion carried unanimously.

Ray Garcia made a motion to approve the August 13, 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 after the meeting.

Ray Garcia made a motion to approve the financials. Irene LeVangie seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve the cover letter for voting on Revised Article for SunPointe at Lakewood Estates II Condo. Assoc. Inc. and ballot packet. Ray Garcia seconded the motion. The Motion carried unanimously.

Irene LeVangie made a request for an item in the next newsletter notifying SunPointe II residents that dumpster in the complex are for the use of SunPointe I residents only.

Irene LeVangie made a motion to appoint Steve Behm to replace Sharon Behm on the SunPointe II Board of Directors. Ray Garcia seconded the motion. The motion carried unanimously.

The Board appointed reps. to the SunPointe at Lakewood Estates Commons Board of Directors as being Irene LeVangie, Helen Leach and Ray Garcia.

Ray Garcia made a motion to approve ECC proposal to replace siding and install ice and water shield on the north wall of 5873 W. Atlantic Place for \$600. Irene LeVangie seconded the motion. The motion carried unanimously.

Ray Garcia made a motion to approve Arapahoe Security revised proposal to install a key card access lock on the tennis court lock for a cost of \$1756.00. Irene seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve HindmanSanchez proposal to draft a revised collection policy to comply with new state legislation, which goes into effect January of 2014 for a cost of \$195.00. Ray Garcia seconded the motion. The motion carried unanimously.

The Board was made aware of Adrienne Benavidez of 5768 W. Asbury Place issue with wasps which entered her unit from the northwest exterior corner of the unit and drilled a hole in the ceiling drywall of her living room annex. She called her own exterminator not realizing the Association would have help with this issue. The Board requested she turn in a copy of the invoice and the Board would review for reimbursement. The Association would also check the exterior of the unit for possible roof leaks and make repairs to her ceiling drywall.

The contract with Orkin has been modified to apply to any three buildings in the community for preventive spraying for carpenter ants and other insects.

Irene LeVangie made a motion to approve Dan Salmore of 5895 W. Atlantic Place design review request to move a no structural wall in an already finished basement. Ray Garcia seconded the motion. The motion carried unanimously.

The Board reviewed Dick Yeagan of 5703 W. Asbury Place request to install a radon mitigation system. Mr. Yeagan was present to discuss the installation. The Board requested more information before approving the system.

Next meeting set for October 8, 2013.

The meeting was adjourned at 9:01 PM.