

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

**Meeting Minutes
October 8, 2013**

Irene LeVangie called the meeting to order at 6:55 PM October 8, 2013 at 5801 W. Alameda Ave #A, Lakewood, CO 80226.

Open Forum: No one for open forum

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

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

Steve Behm made a motion to approve the September 9, 2013 meeting minutes, Irene LeVangie seconded the motion. The motion carried unanimously.

Brian Gadbery, manager reviewed the financials, budget vs. actuals, delinquencies and grounds. Reconciled bank statements had not been received from the bank prior to the meeting. Reconciled bank statements would be given to Helen Leach once the statements have been received.

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

Irene LeVangie made a motion to set the date for voting deadline on the Revised Article of Incorporation for SunPointe at Lakewood Estates II Condo. Assoc. Inc. as November 12, 2013 at 5PM. Ray Garcia seconded the motion. The Motion carried unanimously.

Irene LeVangie made a motion to approve the 2014 Collections policy to comply with new state regulations as drafted by HindmanSanchez (the association's attorney) as drafted. Ray Garcia seconded the motion. The motion carried unanimously.

Tennis court post replacement proposal and removing dead juniper proposal was tabled.

The Board approved covenant lien on 5869 W. Atlantic Place until window screens are replaced and proof of permits from the City of Lakewood remodeling were presented to the Association.

Ray Garcia made a motion to approve Terracare Associates 2013 2014 snow removal proposal. Irene LeVangie seconded the motion. The motion carried unanimously.

Ray Garcia made a motion to approve J and J's roofing proposal to clean gutters for \$4,760. Steve Behm seconded the motion. The motion carried unanimously.

The Board agreed to talk in person to the owner of 5857 W. Asbury about cleaning up after his dog.

Irene LeVangie made a motion to reimburse the owner of 5768 W. Asbury for the extermination of wasps which nested in the ceiling of her unit. Ray Garcia seconded the motion. The motion carried unanimously.

The Proposed 2104 Budget was discussed. The Board tabled approval of the budget until estimated reserve costs were in for landscaping and building painting and repair. Further and approval discussion at a later date.

The Board approved Dick Yeagan of 5703 W. Asbury Place request to install a radon mitigation system. Mr. Yegan assured the board the sump pit and pump would still be functioning after installation.

The Board wanted to revisit Ken Peoples of 5723 W. Asbury Place design review for a wheel chair ramp after verbal discussion with Brian Gadbery of Precision Management with Mr. Peoples was under the impression the ramp would occupy one to two visitor parking spaces. The Board did not believe after the first review of the plans that that would be the case.

Next meeting set for November 12, 2013.

The meeting was adjourned at 9:30 PM.

APPROVED