

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

Meeting Minutes  
October 28, 2013

Irene LeVangie called the meeting to order at 7 PM October 28, 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.

Irene LeVangie made a motion to approve the agenda with only discussion on the proposed 2014 budget as revised 10/28/13, findings on inspection of 5869 W. Atlantic Place, and design review for window replacement at 5747 W. Asbury Place. Other items would be carried over to November meeting. Helen Leach seconded the motion. The motion carried unanimously.

The Board reviewed the 10/28/13 dated version of the proposed 2014 Budget, which included estimates on the 2014 paint and siding repair and landscaping improvements around buildings 29 and 30. After discussion and understanding of the proposed 2014 budget, Irene LeVangie made a motion to approve the 2014 Budget as written. Steve Behm seconded the motion. The motion carried unanimously.

Irene LeVangie presenter her finding of inspection of work done on 5869 W. Atlantic Place with Mr. Weed and property owner Wilson Landmark of DL Properties. The Boards position is that work was done on the unit, which required building permits from the City of Lakewood. Mr. Landmark granted the Board permission to inspect the unit. The findings were the basement was built out and a bathroom installed, a bathtub on the second floor appeared to have been replaced and electrical work done all with out permits. The basement was in an unfinished state during the last homeowner's occupation. The overall findings by Board President Irene LeVangie with the assistance of Mr. Week was that work was done that would have required a building permit. The covenant lien put in place by HindmanSanchez at the request of the Board would remain in place until a permit was pull with the City of Lakewood and inspected and signed of by the City.

Irene LeVangie made a motion to approve the design review request by Ms. Senter of 5747 W. Asbury Place for replacement of cracked front window. Helen Leach seconded the motion the motion carried unanimously.

Next meeting set for November 12, 2013.

The meeting was adjourned at 7:45 PM.