

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

Meeting Minutes
November 12, 2013

Irene LeVangie called the meeting to order at 6:58 PM November 12, 2013 at 5801 W. Alameda Ave #A, Lakewood, CO 80226.

Open Forum: Ken Peoples and his daughter KenDara Peoples of 5723 W. Asbury Place were in attendance to discuss wheelchair ramp

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

Irene LeVangie welcomed Ken and KenDara Peoples to the meeting and expressed appreciation for their willingness to meet with the board regarding the wheelchair ramp. Ms. LeVangie told of her personal experience with caring for someone who needed a wheelchair.

The Board expressed their concerns about the plan approved by the Board.

1. Mr. Peoples did not request a handicapped parking space when submitting the plans and the Board had not approved any parking accommodations just the construction of the ramp along with conditions set forth in the letter of approval.
2. Mr. Peoples has not addressed drainage concerns.
3. City Permits would be required.
4. Discussion on a more direct option from the front door to the driveway.
5. Impact on visitor parking, noting that there are only 5 spaces for 25 plus units.

Mr. Peoples advised the Board the following:

1. He was not requesting a parking space for his exclusive use but that the space near the curb cut for the ramp should be marked handicapped but could be used by any vehicle with a handicapped tag. He also stated that he could easily roll the wheelchair off the curb if that space was being used.
2. The design presented was the product of a professional company. The company did not think that running a ramp directly from the front door to the driveway was feasible. Mr. Peoples said that initially this was his preferred placement for the ramp.
3. He still did not feel that drainage issued caused by the ramp would be a problem. The Board expressed the concern for historic runoff from the driveway to this corner of the parking area.
4. He did not want to impact other unit owners and guest with loss of visitor parking spaces.
5. His goal was to be able to park the wheelchair accessible van in side the garage after completion of the ramp from the front door. This would be achieving by removing the ramp constructed by Mr. Peoples in the garage.

After about 40 minutes Mr. Peoples and his daughter left the meeting. All parties had a better understanding of the concerns of the installation of the ramp.

Ray Garcia 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 October 8 and 28, 2013 meeting minutes as written. Ray Garcia seconded the motion. The motion carried unanimously.

Brian Gadbery, manager reviewed with the board the financials, delinquencies, budget vs. actual. Reconciled bank statement would be turned over to Helen Leach after the meeting.

The Board agreed they should let Mr. Peoples continue with construction of the wheelchair ramp, which was approved in February. However he must comply with the requirements in the approval letter. The Board also agreed to give Mr. Peoples the engineered design used by the Association any time concrete is poured above grade or the foundation wall of a unit and against the unit's wood structure.

Irene LeVangie wanted to recognize the work of Jane Sievers, Tama Serfoss and Brian Gadbery on revising the Association's outdated governing documents.

Irene LeVangie made a motion to approve The Pool Connections proposed two-year pool maintenance contract. Ray Garcia seconded the motion. The motion carried unanimously.

Ray Garcia made a motion to approve Terracare and Associates 3 year fixed grounds maintenance contract. Irene LeVangie seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve Precision Management's proposed 2014 management contract. Ray Garcia seconded the motion. The motion carried unanimously.

The 2012 Audit review and proposal for 2013 audit was tabled. The Board wanted all members to review and vote on the 2012 audit review and proposal for 2013 audit and tax prep.

A motion was made to write off \$17,875.45 of bad uncollectable debit. The motion carried unanimously.

2014 Paint and siding repair proposal by ECC was tabled for further research.

Hunter Engineering would be asked for comment on need to reside building 19 and the north sides of 28 and 27.

The Board granted Ms. Strunk's request for extended visitor parking until December 3, 2013 and only in the pool parking lot.

The Board approved Ms. Versterby's request to hang a holiday ribbon on her patio rail as long as it was not nailed or affixed to the wood rail or patio wall.

The Board disapproved Ms. Meldrum's request to run cable on the exterior of her unit at 5829 W. Atlantic Place to access the second floor. The Board however did approve a penetration through the cable box located near the front door into the unit and Ms. Meldrum could run cable on the interior of the unit as long as it doesn't penetrate party walls.

Next meeting set for December 3, 2013.

The meeting was adjourned at 9:30 PM.