

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

**Meeting Minutes
January 14, 2014**

Irene LeVangie called the meeting to order at 6:58 PM January 14, 2014 at 5801 W. Alameda Ave #A, Lakewood, CO 80226.

Open Forum: Dixie and David Schulte 5711 W. Asbury Place

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

Irene LeVangie welcomed Dixie and David Schulte 5711 W. Asbury Place to the meeting. Mr. & Mrs. Schulte discussed their design review for basement build out and installation of Radon Mitigation system.

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

Irene LeVangie made a motion to approve the November 12, 2013 and December 9, 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 the Helen Leach after the meeting.

Irene LeVangie made a motion to file a suit in Jefferson County Court to resolve the Covenant Violation Lien on 5869 W. Atlantic Place, Lakewood, CO 80227 owner DL Properties for construction done with in the unit with out a building permit from the City of Lakewood. Helen Leach seconded the motion. The motion carried unanimously.

The Board selected three possible dates for the 2014 Annual Meeting. Date would depend on availability of the Lakewood Cultural Center on March 6, 12, or 13, 2014.

Irene LeVangie made a motion to renew the retainer with HindmanSanchez Attorneys, choosing the basic retainer option and the traditional collections option. Steve Behm seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to send a letter to the owner of 5833 W. Atlantic Place to remove the marijuana grow operation in the basement with in 30 days. Ray Garcia seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to accept Schulhoff Tree and Lawn's 2014 proposal for tree spraying for \$1,601.26. Ray Garcia seconded the motion. The motion carried unanimously.

Ray Garcia made a motion to approve Mr. & Mrs. Schulte design review requests for basement build out and radon mitigation. The owners would have to obtain permits from the City of Lakewood prior to construction. Irene LeVangie seconded the motion. The motion carried unanimously.

The Board requested that a new 2014 survey be sent to all homeowners and renters of the SunPointe II community and the results be announced at the 2014 Annual Meeting.

Mr. Gadbery of Precision Management was asked to start drafting revision of the SunPointe II Rules and Regulations. This document was last updated in 1992. Also draft possible guidelines for leasing of visitor parking spaces.

The Board was brought up to date on the installation of the wheelchair ramp at 5723 W. Asbury Place. On January 10 a demolition crew was on site making ready for the ramp installation. The contractor did not pull a permit from the City of Lakewood. This was determined when manager Brian Gadbery called the city to see if a permit was pulled.

Mr. Gadbery sent an email to owner Ken Peoples to stop all construction until a permit was pulled.

The Association had repeatedly told Mr. Peoples in writing and verbally a permit was required from the City of Lakewood prior to construction of the wheel chair ramp and management should be presented with a copy of the permit.

On Sunday January 12, 2014 inspection of the work was made by Brian Gadbery property manager and found that the mainline irrigation line had been damaged by the contractor. A repair had been made by the contractor but did not look like a quality repair. The Association's grounds maintenance company would be called to examine the repair on Monday January 13, 2014.

Monday January 13, 2014 an irrigation tech from Terracare examined the repair to the mainline irritation line. The repair would never hold pressure due to incorrect pipe used and incorrect glue. The tech also stated the line should be protected from cement being poured directly on the line. As the new cement cured it may crush the line. Repairs were made by Terracare. The wiring was also damaged by the construction company installing the wheelchair ramp. Damage to the insulation on the wires was repaired.

Near the end of the repair to the irrigation line Black Hawk Construction pulled up. Mr. Gadbery along with Irene LeVangie SunPointe II Board President asked the foreman if he had a building permit and could Mr. Gadbery and Ms. LeVangie see the permit. The foreman stated they had a permit but that Marvin of Accessible Systems Inc. had the permit.

The foreman from Black Hawk Construction was told by Mr. Gadbery that no concrete could be poured until a permit was produced. The foreman then called Marvin. The phone was handed to Mr. Gadbery and Marvin said there was not a permit and one was not needed. Mr. Gadbery told Marvin that a permit was required by the City of Lakewood for a wheel chair ramp and the Board of the Association had requested the owner Mr. Peoples obtain one before construction.

Mr. Gadbery called the City of Lakewood Building Department to get an inspector from the city to meet with the contactor, board president and management to determine if a permit was required.

Marvin from Accessible Systems, Inc. over the course of phone conversation and in person once he showed up on site stated the following. A permit was not required because he was just installing a patio. A permit was not required because it was on private property. There was an exemption in the City code that did not require a permit (a copy of the City of Lakewood Permit Process Assistance Handout section e was sent by Kim by email showing the exemption). Marvin also asked if they could continue with the pour and then get a permit stating he had the crew there and a concrete truck with \$1,000 of concrete in it ready to pour and he would lose his money on the concrete.

In the end Mike from the City of Lakewood showed up on site and wrote a stop work order to Marvin of Accessible Systems Inc. until a permit was obtained. Mike stated that it looked like they were installing a wheel chair ramp and a permit is required.

Next meeting set for February 11, 2014.
The meeting was adjourned at 9:50PM.

Final