

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

**Meeting Minutes  
February 11, 2014**

Irene LeVangie called the meeting to order at 7 PM February 11, 2014 at 5801 W. Alameda Ave #A, Lakewood, CO 80226.

Open Forum: Oksana Weber Shabinevich of 5830 W. Atlantic Place attended the meeting

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

Irene LeVangie welcomed Oksana Weber Shabinevich of 5830 W. Atlantic Place attended the meeting.

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

Irene LeVangie made a motion to approve the January 14, 2014 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 for December and January were turned over to Helen Leach at the meeting.

Majority of the meeting was discussing presentation to be made that the March 13, 2014 Annual Homeowners Meeting. Draft of the proposed Agenda was reviewed and a draft of the 2012 Annual meeting minutes was also reviewed. Simplified 2013 Budget vs. Actual was reviewed. A detailed explanation of the expenses would be presented to homeowners at the meeting. The Board and management discussed approaches to the possibility of reallocation of monthly dues might be approached.

Irene LeVangie made a motion to extend the deadline for removal of grow operation at 5833 W. Atlantic Place to April 1, 2014. The motion was seconded. The motion carried unanimously.

Information (as requested by Board President Irene LeVangie) was presented to the Board on the cost, location and access to off site storage of Association Documents.

Wheelchair Ramp at 5723 W. Asbury Place. The Board was informed that the building permit (Number 1400147) was closed on January 17, 2014, for the ramp at 5723 W. Asbury Place. Mr. Peoples initially requested the ramp from the front door of the unit so that the ramp in the garage could be removed and allow for parking of both vehicles in the garage. Mr. Peoples is still parking in visitor parking. The Board approved a draft of a letter to Mr. Peoples and reviewed by the Association's attorney. The letter will be sent by registered/return receipt mail and by regular mail. The letter is requesting compliance with the Association's parking rules and the payment of the cost of repairs of the irrigation system damaged by the contractors hired by Mr. Peoples.

Next meeting set for March 4, 2014.  
The meeting was adjourned at 9:20 PM.

Final