

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

**Meeting Minutes
April 8, 2014**

Helen Leach called the meeting to order at 6:25 PM April 8, 2014 at 5801 W. Alameda Ave #A, Lakewood, CO 80226.

Open Forum: Bill Weihrouch of Denver Parking Inc.

Attending: Ray Garcia, Helen Leach, Marty Vesterby and Brian Gadbery, Manager. Quorum was reached.

Prior to the start of the meeting Mr. Weihrouch addressed the board about the parking patrol. He stated that he had to let one of his employees go and that the parking logs were not done properly for the last few weeks. Mr. Weihrouch would credit April's invoice to both SunPointe II and SunPointe Common Maintenance. Denver Parking Inc. would also start placing the old paper notices of vehicles which would include the time, date, and plate number of the vehicle, and include the parking rules on the back of the notice.

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

Ray Garcia made a motion to approve the March 4, 2014 meeting minutes as written. Helen Leach seconded the motion. The motion carried unanimously.

Brian Gadbery, manager reviewed with the board the financials, delinquencies, budget vs. actual. Reconciled bank statement for March will be turned over to Helen Leach once they arrive from the bank.

The 2014 Building Repair, Residing and Paint Proposal was tabled waiting on discussion by the full Board and to verify prices and options on the proposal.

Update on suit filed by the Association for covenant violations at 5869 W. Atlantic Place.

Landscape design and cost for Buildings 29 and 30 was reviewed at the meeting. The Board was waiting for a proposal from Terracare Associates (the Association's grounds maintenance contractor) on the installation of plant material and mulch.

Marijuana Rules, Leased Parking Guidelines and Updated Rules and Regulations were tabled.

Update of 5723 W. Asbury Place: The owner removed the ramp from the interior of the garage on March 13, 2014. However the owner continued to park in visitor parking until at least April 5, 2014. It was not until the second letter requesting the owner comply with the Parking Rules of the Association that the owner complied with the request.

Helen Leach made a motion to approved DRS proposal to replace some sidewalk stones to minimize trip hazards around the community sidewalks. Ray Garcia seconded the motion. The motion carried unanimously.

The Board approved the community calendar.

Pool Opening Saturday May 17, 2014

Community BBQ Saturday May 31, 2014

Volunteer Day Saturday June 7, 2014

Garage Sale Friday and Saturday, June 20 and 21

Community BBQ Saturday September 6, 2014

Pool Closes Sunday September 7, 2014

Helen Leach made a motion to approve design review request for new storm door at 5714 W. Atlantic Place and 5718 W. Atlantic Place request to replace windows on the north side of the unit. The homeowner at 5718 W. Atlantic Place will have to insure the windows have the same grid pattern and meet all installation requirements and any city permits.

Next meeting set for May 13, 2014.

The meeting was adjourned at 8:03 PM.

APPROVED