

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

**Meeting Minutes
May 13, 2014**

Irene LeVangie called the meeting to order at 6PM May 13, 2014 at 5801 W. Alameda Ave #A, Lakewood, CO 80226.

Open Forum: None

Attending: Irene LeVangie, Ray Garcia, Helen Leach, Steve Behm, Marty Vesterby and Brian Gadbery, Manager was not present. Quorum was reached.

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

Ray Garcia made a motion to approve the April 8, 2014 meeting minutes as written. Helen Leach seconded the motion. The motion carried unanimously.

The Board reviewed financials, A/R report, Collection Report and Budget vs Actuals as provided by manager Brian Gadbery

Marty Vesterby made a motion to approve the proposal provided by ECC for painting and repairs to the pool house, buildings 19, 27, 28, 33, and 34. Including the re-side of the north ends only of building 27 and 28 and full re-side of building 19 for a total of \$116,800. Steve Behm seconded the motion. The motion carried unanimously.

Landscape proposals from C&K and Terracare were tabled pending more information.

Ray Garcia made a motion to approve tree trimming and dead tree removal proposal from Schulhoff Tree and Lawn with the addition of two more dead trees for \$1,575. Irene LeVangie seconded the motion. The motion carried unanimously.

Helen Leach made a motion to approve the women's bathroom lock by Arapahoe Security for \$1,622. Irene LeVangie seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve the replacement of the backflow device in the pool house by Terracare for \$550. Marty Vesterby seconded the motion. The motion carried unanimously.

Irene made a motion to allocate funds for flowers in the pool area planters. Those funds would come from the Grounds Improvement account.

Ray Garcia made a motion to approve DRS proposal to grind various trip hazards in the sidewalks for \$565. Irene LeVangie seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to write off uncollectable funds from the account SunPointe II (5868 W. Asbury) amount totaling \$3,850.97. Steve Behm seconded the motion. The motion carried unanimously.

Design Reviews:

Window replacement requests for Mrs. Ball at 5827 W. Atlantic Place and for Ms. Meldrum at 5929 W. Atlantic Place were approved provided permits from the City of Lakewood were obtained. Irene LeVangie made the motion, Steve Behm seconded the motion and was approved unanimously.

Storm Door replacement at 5760 W. Atlantic Place Mr. and Mrs. Greene was approved.

Mr. McFadden Requests:

Request for basement build out at 5868 W. Asbury place (already under way at time of request) was approved. All City of Lakewood codes, City of Lakewood Permits must be met and obtained. Owner is required to also allow an access door to the mainline water shut off and pressure reducing valve located on the east wall of the basement.

Request for expanding the entry from the front room to the side room of 5868 W. Asbury Place was approved provided a permit for the work was obtained from the City of Lakewood and the City of Lakewood inspectors deemed the modification safe and met City Codes. A letter from the City Inspector will be required. This work was completed prior to Board approval and possibly permitted by the City.

Request for front door replacement at 5868 W. Asbury Place was NOT APPROVED. All doors in the community are to look the same. The Board did offer matching door paint to be supplied to Mr. McFadden if requested. All unused paint must be returned to the Association.

Next meeting set for June 10, 2014.
The meeting was adjourned at 7:48 PM.