

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

**Meeting Minutes
June 9, 2014**

Irene LeVangie called the meeting to order at 6:03PM June 9, 2014 at 5885 W. Asbury Place, Lakewood, CO 80227 (SunPointe II Pool).

Open Forum: None

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

Helen Leach made a motion to approve the agenda with the addition of painting address signs. Steve Behm seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve the May 13 and May 26, 2014 meeting minutes as written. Steve Behm 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

Helen Leach made a motion to approve the insurance renewal package as presented by Pat Wilderotter and Cherry Creek Insurance Group. Ray Garcia seconded the motion. The motion carried unanimously.

Board approved extra charges to add 100 extra plants to the landscape between buildings 29 and 30 (this is in addition to already approved proposal) cost \$1,200. Board also approved placing all walkway light pole wiring in conduit, bringing in to code for \$3,500. And Board approved rocking in the west side of the pool for an additional estimated cost of \$1,300.

Discussion of water leak in the basement of 5768 W. Asbury Place.

Board reviewed the report of the water leak and the remedies to prevent it from occurring again. It appears to be a one-time occurrence. The Board directed Management to write a letter to the previous homeowner and the new owner stating that corrections have been made and to monitor for future issues. If the water issues occurs again further steps may be taken.

Discussion of vehicle tow of resident's grandson living at 5885 W. Atlantic Place.

The Board reviewed homeowner complaint. The Board found and had documentation that the vehicle was properly warned of tow and towed with in the rules governing visitor parking. It was also noted the parking rules clearly state that residents of SunPointe II are not allowed to park in visitor parking.

Discussion of Inspection of main line water shut off valve and sump pump located in the basement of 5868 W. Asbury Place.

The Board requested management to draft a letter asking the owner to make an appointment with management to have the valve and pump inspected.

Board approved the following design review requests.

5730 W. Asbury Place storm door replacement.

5888 W. Asbury Place window replacement

5877 W. Atlantic Place solar landscape light at the stairway leading to the front patio.

Next meeting set for July 15, 2014.

The meeting was adjourned at 8:09 PM.

Final