

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

**Meeting Minutes
September 5, 2014**

Irene LeVangie called the meeting to order at 7:10 PM September 5, 2014 at 5728 W. Atlantic Place, Lakewood, CO 80227.

NOTE: There was not an August Board Meeting.

Open Forum: None

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

Irene LeVangie made a motion to approve the agenda with the addition of Parking Contract from BSC Towing and Recovery Parking Contract review. Helen Leach seconded the motion. The motion carried unanimously.

Helen Leach made a motion to approve the July 15, 2014 meeting minutes as written with the addition of paying Brian Gadbery \$50 per sign to remove, repair, scrape, prime, paint and reinstall the community's Address signs. Marty Vesterby 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

The Board was updated on convenient enforcement lien at 5869 W. Atlantic Place.

The Board tabled the review of the parking enforcement proposal from BSC. The proposal was tabled dues to lack of monthly fee discrepancy.

Homeowner request for a sign, stating, "pull forward in space" at the visitor parking space next to 5830 W. Atlantic Place was denied. Reasons cost, enforcement and the infrequency of which it is a problem.

The Board asked that Brian Gadbery of Precision Management explore the possibility of have a birds of prey club practice in the community to help curb the squirrel and rabbit population explosion.

Irene LeVangie made a motion to cancel the "special" grounds maintenance for the water feature plant material. Helen Leach seconded the motion. The motion carried unanimously.

There was some damage to the pool furniture this season. The Board asked that Brian Gadbery of Precision Management take it to Outdoor Chair Repair for repairs.

The Board approved Terracare Associates proposal to fill in gaps between new loop road curb and turf area and added an extra \$400 to cover bringing the island at the Iliff entrance to curb height. Estimated cost \$2,320.00.

The Board approved the 2014 gutter cleaning proposal from J-N-J Roofing for \$4,960. Ray Garcia made the motion and Irene LeVangie seconded the motion. The motion carried unanimously.

The Board approved Design requests for basement building out at 5754 W. Asbury Place Ms. Matoush and for the installation of new furnace and A/C at 5873 W. Atlantic Place Mr. and Mrs. Jerger. This also included one penetration of the exterior to install and 98-percent efficient vent and move electrical breaker.

Next meeting set for October 14, 2014 at 7 PM.
The meeting was adjourned at 9:25 PM.

Final