

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

**Meeting Minutes  
October 29, 2014**

Irene LeVangie called the meeting to order at 6:32 PM October 29, 2014 at The Link Recreation center 1295 Reed St, Lakewood, CO 80232.

Open Forum: None

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

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

Helen Leach made a motion to approve the October 14, 2014 meeting minutes as written. Marty Versterby seconded the motion. The motion carried unanimously.

Financials were not reviewed because they were reviewed at the October 14, 2014 Board Meeting. October Delinquencies were reviewed.

The Board was updated on covenant enforcement lien at 5869 W. Atlantic Place. The October 28, 2014 trial date for the covenant enforcement lien was canceled. DL Properties has signed a stipulation in both the Association's Covenant Enforcement lien and DL Properties suit filed against the Association. The Attorney is negotiating attorney fees owed to the Association in both suits.

The Board approved re-soldering the hose bib at 5830 W. Atlantic Place. Management was asked to get a written proposal on replacing the hose bib at the pool house with a key turn devise.

The Parking Enforcement Contract from BSC Towing & Recovery was discussed. The Board asked if the contract could be cancel by either party with out cause with a 45 day written notice. Management would check with Terry at BSC about this change.

The owner of 5831 W. Atlantic Place asked for a reduction of their monthly dues. The Board denied the request.

The Board tabled discussion on Precision Management's contract renewal for 2015.

Three hearings were held. None of the owners requested a hearing within the 10 days of the hearing letter sent October 3, 2014. The Board chose not to fine Hernandez of 5832 W. Atlantic Place and Christi of 5828 W. Atlantic Place because they did send in a copy of the lease agreement after the hearing notice. The Board did fine Mr. Krier of 5720 W. Atlantic Place for not requesting permission to lease the unit nor submitting a copy of the lease agreement. The Board fined Mr. Krier \$20 for failure to comply. Mr. Krier will be sent another letter requesting he comply with the Association's request for permission to lease and to submit a lease with in 10 days. Failure to do so may result in a \$50 fine.

The Board agreed with homeowner complaints about the amount of items on the front patio of 5839 W. Atlantic Place. Management was asked to send a letter asking they reduce the amount of items stored on the patio by 80 percent.

The Board discussed the proposed 2015 budget version number 3 dated 10/25/14. After discussion the Board asked that \$12,662 be subtracted out of the Transfer to Reserves category, leaving dues at the same rate as 2014. Precision Management would make adjustment to the proposed budget and present it at the November 11, 2014 meeting for final approval.

Next meeting set for November 11, 2014 at 6PM at the Link Rec. Center.  
The meeting was adjourned at 8:54 PM.

Final