

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes January 13, 2015

Irene LeVangie called the meeting to order at 6:32 PM January 13, 2015 at The Link Recreation center 1295 Reed St, Lakewood, CO 80232.

Open Forum: Toni Pascal (5823 W. Atlantic Place)

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

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

Ms. Pascal addressed the Board (in open forum) to once again request that the downspout extensions be removed because it presents a trip hazard when she wished to access her back patio. Ms. Pascal also stated that it was a code violation issues as well.

Other Points made by Ms. Pascal

Removing the bush doesn't resolve her issue with the trip hazard.

The extension (if ever there before 2012) were never that long.

Ms. Pascal claimed the downspouts (when the property was first purchased) emptied straight down with no elbow at the end.

She would accept the solution of the extensions being removed and the elbows left in place.

Board Questions

Asked if any one else besides Ms. Pascal entered the back patio, Ms. Pascal said not with the possible exception of Xcel Energy stating there are meters in the patio area.

The Board asked Mr. Gadbery (manager) why the extensions were installed. The reason given by Mr. Gadbery was it replaced existing ones, which were smashed, and that the extensions moved water from the roof gutter system further away from the foundation (protecting the structural integrity of the foundation) and garage entrance of the neighboring unit.

The Board thanked Ms. Pascal for her time and that the Board would review her request once again. The Board asked Mr. Gadbery, to check with the neighboring owner to see if they had water issues due to the extensions or lack of extensions. The Board also asked if the City of Lakewood would come out and give an opinion about the extensions whether a code violation or not.

After meeting findings: The neighbors at 5825 W. Atlantic Place did not have issues with the downspout extensions on the south side of the garage. They did not have any undo water or ice build up. However they did experience some ice build up with the downspout on the north side of the garage.

The City of Lakewood would not come out to investigate the extensions. However the planners at the City of Lakewood Permit desk said that the extensions as shown in photos taken by Ms. Pascal and Mr.

Gadbery did not constitute any violations. An inspector from the City for an other project on site, when shown an example of the extensions on another building said he did not see that they would be an issue but also stated it was not in his scope of inspection.

All Board Members met at the garage of Ms. Pascal's unit at 5823 W. Atlantic Place on January 24, 2015 at about 10 AM. After reviewing the issue the Board chose to remove the extensions but leaving the elbows to help direct water away from the foundation and garage. Mr. Gadbery removed the extensions under the supervision of all Board Members at 10:15AM. Ms. Pascal was notified by email that day and as of 2/2/15 Management has received no reply.

Irene LeVangie made a motion to approve the December 9, 2014 meeting minutes as written. Steve Behm seconded the motion. Motion carried unanimously.

There was a lengthy discussion on delinquent accounts. Collection letter would be sent to homeowner who was not staying constant in payment agreement with the Association.

Irene LeVangie made a motion to approve Schulhoff Tree and Lawn Care, Inc. tree spraying proposal and to choose the prepaid option. Helen Leach seconded the motion. Motion carried unanimously.

Irene LeVangie made a motion to approve Ryan Lee CPA proposal to prepare 2014 Tax and audit the 2014 books. Ray Garcia seconded the motion. Motion carried unanimously.

Management made verbal disclosure of fees to the Association and an amendment to the management contract would be presented for signing at the next Board Meeting.

Design Review Request for satellite dish install at 5754 W. Asbury Place was put on hold until the Board could review other installations. The Board expressed displeasure with recent modifications of the satellite dish installations.

Parking enforcement company discussion, 2015 Annual Meeting discussion, and Landscape renovation at the Iliff entrance were tabled due to time limit on meeting room.

Next meeting time and location to be determined.
The meeting was adjourned at 8:35 PM.