

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

**Meeting Minutes
April 14, 2015**

Irene LeVangie called the meeting to order at 6:33 PM April 14, 2015 at The Link Recreation center 1295 Reed St, Lakewood, CO 80232.

Open Forum: None

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

Irene LeVangie made a motion to approve the agenda as written. Ray Garcia seconded the motion. The motion carried with Irene LeVangie, Ray Garcia, Steve Behm and Helen Leach voting in favor, Marty Vesterby was not present for the vote.

Irene LeVangie made a motion to approve the February 11, 2015 meeting minutes as written. Steve Behm seconded the motion. The motion carried with Irene LeVangie, Ray Garcia, Steve Behm and Helen Leach voting in favor, Marty Vesterby was not present for the vote.

Irene LeVangie made a motion to remove \$100.00 from the Accounts Receivable ledger, Jacobsen account 5711 W. Asbury Place. Steve Behm seconded the motion. Motion carried unanimously. All Board Members were in attendance at this time forward.

Irene LeVangie made a motion to remove \$4,926.05 from DL Properties Ledger 5869 W. Atlantic Place as part of the settlement of attorney fees from a covenant enforcement suit and counter suit. Ray Garcia seconded the motion. Motion carried unanimously.

Discussion on scope of re-landscaping of the Iliff entrance, monument sign at the Iliff entrance and the rock bed along Iliff to define the scope of work, plant material, lighting, and rock mulch.

The Board agreed to the list of fees charged by Management and was sign and will be added to the contract for the 2015 calendar year.

The Board appointed new officer titles after elections at the Annual Homeowners Meeting in March 2015.

Irene LeVangie will remain President

Ray Garcia will remain Vice President

Steve Behm will be Secretary/Treasure

Helen Leach will be Member at Large

Marty Vesterby will be Member at Large

All the above Board Members and titles are authorized to sign checks and will be added to new account signature cards at the Association's bank of record. Manager, Brian Gadbery, will also be a signer on the cards but will not sign checks.

Helen Leach resigned from the SunPointe at Lakewood Estates Common Maintenance Board of Directors. Steve Behm was appointed to the SunPointe at Lakewood Estates Commons Board of Directors as the third representative on that Board along with Irene LeVangie and Ray Garcia.

Irene LeVangie made a motion to approve Coatings Inc. proposal to Crack Seal and Resurface the Tennis courts for \$8,800.00. Marty Vesterby seconded the motion. Motion carried unanimously.

Helen Leach made a motion to approve Robert Kilgors's proposal for crack seal and seal coat of all the Association's driveways and pool parking lot. Proposal also includes parking lane markings. Total cost \$19,835.00. Ray Garcia seconded the motion. Motion carried unanimously.

Board agreed to spring / summer calendar.
Pool opens May 16, 2015
Flower Planting and Community Volunteer Day May 16, 2015
Garage Sale May 29 and 30
Community Dumpster May 29 to 31
Community BBQ Saturday June 6
Community BBQ Saturday September 12
Pool Closes September 13, 2015.

Board approved a flower budget of \$400.00.

Irene LeVangie made a motion to make cosmetic repairs to four units with minor ice dam damage. The units are 5822, 5828 and 5830 W. Atlantic Place on Building #19 and 5877 W. Atlantic Place on Building #2. Repairs are limited to drywall and ceiling only. Will not include carpet, carpet pad, or personal items. Helen Leach seconded the motion. Motion carried unanimously.

Irene LeVangie made a motion to deny a subordination request from Mr. Weber's lender, Planet Home Lending on advise of the Association's attorney. Ray Garcia seconded the motion. Motion carried unanimously.

Board agreed on the first of at least three Assessment Reallocation community meeting on June 10, 2015 at 6:30PM at the SunPointe II Pool.

Design Review for Storm Door Replacement was approved for 5858 W. Asbury Place.

Next meeting time and location to be determined.
The meeting was adjourned at 8:39 PM.