

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

**Meeting Minutes
December 9, 2014**

Irene LeVangie called the meeting to order at 6:36 PM December 9, 2014 at The Link Recreation center 1295 Reed St, Lakewood, CO 80232.

Open Forum: Marianne Goodland

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

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

Irene LeVangie made a motion to approve the November 11, 2014 meeting minutes as written. Helen Leach seconded the motion. Irene and Helen voted in favor with Steve Behm abstaining.

The Board approved the renewal of the HindmanSanchez legal retainer renewal choosing the traditional method for collecting delinquent association fees from homeowners.

Irene LeVangie made a motion to approve Andrew Fox's proposal for installation of heat tape for homeowners who requested the product. Steve Behm seconded the motion. The motion carried unanimously.

The Board reviewed the complaint filed by Ms. Pascal at 5823 W. Atlantic Place, which stated that the downspout extensions were a code violation and a hazard to access her back patio. Ms. Pascal submitted photos with her complaint. Brian Gadbery of Precision Management took Ms. Pascal's photos along with some other establishing photos to the City of Lakewood Public Works Department, Planning and Permit and Code Enforcement Desk, Civic Center north Building 480 S. Allison Pkwy. Lakewood, CO 80226. Mr. Gadbery spoke with Jon and Charles at the desk and after reviewing the photos and codebooks they stated that no codes were violated. It was agreed the extensions served to move the water way from the building and garage entrance and removal may cause water and drainage issues. The Board members who visited the location independently and after reviewing Ms. Pascal's letter and photos decided to have the shrub removed to allow direct access to the back gate. Irene LeVangie made a motion to have the Association's contacted landscape maintenance company (Terracare) remove the shrub and the ground and smooth out rock mulch as soon as possible. Helen Leach seconded the motion. The motion carried unanimously.

Ms. Goodland requested special parking permission due to health issues with her children who had to move in with them temporarily. The Board granted permission to park in the pool parking lot only until March of 2015.

The Board directed Precision Management to obtain a roller trashcan from Republic Waste Services for the Pool Area. The trashcan would be secured by a chain and lock to a fixed location in the pool area.

The Board set Annual Homeowners Meeting dates for March 3 or 4 depending on meeting room availability at the Lakewood Civic Center Theater.

Mr. Krier of 5720 W. Atlantic Place was sent notice of a Hearing Request for various unresolved covenant violations. There were no requests received from Mr. Krier with in the 10-day time allowed by Notice of Hearing Request. Hearing Request for not requesting permission to lease his unit or providing a copy of a lease mailed 10/03/14. Notice of Hearing for not repairing broken window as requested sent 10/23/14 and notice of hearing for not repairing leaking hose bib on front patio sent 10/23/14. The Board fined Mr. Krier \$50 each violation.

Next meeting set for January 13, 2015 location to be determined.
The meeting was adjourned at 8:30 PM.

Final