

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

Meeting Minutes
January 12, 2016

Irene LeVangie called the meeting to order at 6:36 PM January 12, 2016 at the Link Recreation Center 1295 S. Reed Street, Lakewood, CO 80226.

Open Forum: None

Attending: Irene LeVangie, Helen Leach, Marty Vesterby, and Brian Gadbery, Manager. Quorum was reached. Ray Garcia and Steve Behm were not present.

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

Irene LeVangie made a motion to approve the December 10, 2015 meeting minutes with one minor edit. Helen Leach seconded the motion. The motion carried unanimously.

Association A/R, Budget vs. Actual for 2015, Account Balances, Check List and Revenue and Expense for 2015 and compared to 2014 were reviewed and presented at the meeting. Reconciled bank Statements were given to Steve Behm prior to the meeting.

Snow Removal invoices for the month of November and December will be applied to 2015-budget and year end. Invoices were received late from the vendor. There was a lengthy discussion on why costs are so high this season and how to get it under control.

SunPointe Common Maintenance update; Irene LeVangie said that in 2016 the Common Maintenance Association will complete Loop Road and Jewel Street resurfacing, clean out storm sewer lines, and have contractors make warrantee repairs to work already completed on the Loop Road and Iliff entrance.

Board is requesting more information on updating the Rules of the Association.

Board requested Manager contract HindmanSanchez attorney for advise on covenant violations at 5734 and 5720 W. Atlantic Place.

Board set SunPointe II Annual Homeowners Meeting for March 16, 2016 at the Lakewood Cultural Center provided the date is still open.

Irene LeVangie made a motion to approved The Pool Connection's two-year pool, spa and bathroom maintenance proposal. Marty Vesterby seconded the motion. The motion carried unanimously.

Marty Vesterby made a motion to accept HindmanSanchez's proposal to renew the Associations FHA approval for \$1,100.00. Irene LeVangie seconded the motion. The motion carried unanimously.

The Board asked that management investigate low flow toilets for the Pool Bathrooms.

Irene LeVangie made a motion to approve Schuloff Tree and Lawn's tree spraying proposal at the pre paid price of \$1,128.26. Treatments for IPS beetle, common ash borer, spruce gall aphid, and kermes scale in red oaks. Helen Leach seconded the motion. The motion carried unanimously.

Next meeting February 9, 2016

The meeting was adjourned at 8:26 PM.

Final