

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

**Meeting Minutes
October 13, 2015**

Irene LeVangie called the meeting to order at 6:30 PM October 13, 2015 at the Link Recreation Center 1295 S. Reed Street, Lakewood, CO 80226.

Open Forum: None

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

Irene LeVangie made a motion to approve the agenda with the addition of disabled vehicle parked near 5733 W. Asbury Place. Ray Garcia seconded the motion. The motion carried unanimously.

Helen Leach made a motion to approve the September 8, 2015 meeting minutes as written. Steve Behm seconded the motion. The motion carried unanimously.

Association A/R, Budget vs. Actual, Account Balances and Reconciled bank Statements were reviewed and presented at the meeting.

The Board Approved Payment Plan for 5830 W. Atlantic Place, August late fee will still be owed.

Marty Vesterby made a motion to submit the invoice from Terracare and Associates for; preparation, repair and restoration of landscape and irrigation to SunPointe Common Maintenance for there Loop Road renovations. Total cost of invoice \$3,174.80. Helen Leach seconded the motion. The motion carried unanimously.

Revision of Rules by the Board. The Board did meet on Saturday, October 10, 2015 and drafted updated community rules. The Board President will hand over Draft for Managements review the week of October 19th.

5734 W. Atlantic Place Interior Renovations. Irene LeVangie, Ray Garcia and manager Brian Gadbery inspected the unit at 5734 W. Atlantic Place on October 8, 2015 at 5PM with owner Mr. Le's permission and consent. Mr. Le claimed renovations done to the unit consisted of only paint, carpet, wood flooring, tile, light fixtures, new counter tops and cabinets.

Inspection reveled that the first floor bathroom door, which was accessible to the first floor bedroom, was walled in, the divider half wall between the kitchen and dinning room and ceiling soffit was removed. Up stairs loft, a wall was added in the loft and electrical was added to the new wall, double doors into the bedroom were widened, linen closet and associated structure were removed, a door way was added through the wall dividing the bathroom from the loft (this opening allows access to the walled off loft area which is now a walk in closet).

Irene LeVangie and manager Brian Gadbery inspected the unit at 5736 W. Atlantic Place, which has the same floor plan as 5734 W. Atlantic Place; this was done to clearly understand the modifications made by Mr. Le.

Manager Brian Gadbery pointed out that the work done was in violation of the Association's documents and would have required a building permit from the City of Lakewood.

Irene LeVangie and Ray Garcia stating that the work seemed to have been done well and in a professional manor.

After discussion the findings of the inspection were to be turned over to the Association's attorney for review and recommended actions to take regarding the renovations to Mr. Le's unit at 5734 W. Atlantic Place.

Irene LeVangie made a motion to approve J-n-J's Roofing proposal to clean the community's gutters for \$5,460. Work to be performed after all leaves have fallen from the trees. Ray Garcia seconded the motion. The motion carried unanimously.

The Board received a query from an owner at 5856 W. Asbury Place about installing a devise to keep leaves out of the gutters. The Board denied the query.

The Board chose to give Mr. Krier of 5720 W. Atlantic Place until the end of October to install new windows or fines would resume.

The Board authorized Mr. Gadbery to try to minimize winter ice dam using stockings filled with ice melt and reimburse Mr. Gadbery for his expenses.

The Board tabled decision on amending the association's documents; pertaining to calculations of assessments and taking the proposal to a vote of the homeowners.

Irene LeVangie made a motion to accept A-Fast Patch's proposal to repair asphalt at 5752, 5758 and 5743 W. Asbury for \$4,605.00. Ray Garcia seconded the motion. The motion carried unanimously.

Board asked that approved crack sealing and resurface of tennis court be postponed until spring of 2016.

2014 audit findings and 2015 proposal for tax prep and audit were given to the Board at the meeting. The Board would take the findings and proposal home and review the information. Board would approve by email or at the next Board meeting.

Board reviewed DRS Engineering Contractors proposals for patio replacements at buildings 2, 6 and 19.

There is a disabled vehicle at 5733 W. Asbury Place, which has leaked oil in the visitor parking area and cat litter and sand used to absorb the oil spill. Irene LeVangie said she would work with the owner to have the vehicle removed and oil cleaned up by Saturday October 17, 2015.

The Board approved the following Design Review Request.

Mr. Robinson 5861 W. Atlantic Place request for Gas Insert

Mr. Robinson 5861 W. Atlantic Place request to Replace Windows East Side Top Half Round

Ms. Rowley 5872 W. Asbury Place request to install handrails at front door
Ms. Urrutia 5716 W. Atlantic Place request to replace windows

The Board approved the following Lease Request.

Mr. Friesen 5720 W. Asbury Place request to lease property

The Board prior to adjourning did not set next meeting.

The meeting was adjourned at 8:32 PM.

Final