

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

**Meeting Minutes
December 8, 2015**

Irene LeVangie called the meeting to order at 6:30 PM December 8, 2015 at the Link Recreation Center 1295 S. Reed Street, Lakewood, CO 80226.

Open Forum: Thomas Krier of 5720 W. Atlantic Place, Betty Krier and Donna Krier. The Krier discussed the fines, fees and charges to their account and what steps are being taken to resolve covenant violations and put the unit on the market.

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

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

Irene LeVangie made a motion to approve the November 10, 2015 meeting minutes with two additional paragraphs regarding Krier and Le to be supplied to Management by Board President Irene LeVangie. 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 Financials.

Board will review updating Rules for the Association.

Irene LeVangie made a motion to revise the way Assessments for the community are calculated. All budget items with the exception of the amount allocated to reserves will be divided equally between all unit owners and the amount allocated to reserves will have the percentage of ownership applied to that amount and the two figures added together to determine annual unit owner assessments. Specials Assessments will be divided equally between all homeowners. The Board authorizes HindmanSanchez to draft voting language, ballot and other information to bring this amendment to the governing documents to a vote some time in 2016. Helen Leach seconded the motion. The motion carried unanimously.

The Board will continue to follow up on covenant violations at 5734 W. Atlantic Place until resolved.

Irene LeVangie made a motion to have Left-hand Design update the Association's website monthly for \$75 per month and add a page on management contact and selling information for \$75.00. Ray Garcia seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve the 2014 Audit as presented by Ryan E. Lee CPA. Ray Garcia seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to accept Ryan E. Lee CPA proposal to prepare 2015 taxes and preform an audit of the 2015 SunPointe II accounts for \$2,100. Marty Vesterby seconded the motion. The motion carried unanimously.

Helen Leach made a motion to approve the 2016 SunPointe II Budget as written. Ray Garcia seconded the motion. The motion carried unanimously.

Ray Garcia made a motion to have Interstate Restoration make repairs to 5868 W. Asbury Place for an on going roof leak. Irene LeVangie seconded the motion. The motion carried unanimously.

Ray Garcia made a motion to accept HindmanSanchez retainer proposal and option of traditional collections program. Irene LeVangie seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to remove \$2,000 worth of fine from Mr. Krier's account, temporally suspend collections actions, temporally stop covenant violation fines as long as Mr. Krier meets the 12/31/15 deadline to replace all windows in the unit at 5720 W. Atlantic Place, repair leaking hose bib and continue to make monthly assessment payments. Steve Behm seconded the motion. The motion carried unanimously. (The Board changed the deadline for window installation and hose bib repair to January 10, 2016 after the meeting)

Irene LeVangie made a motion to accept Precision Managements 2016 contract as written. Helen Leach seconded the motion. The motion carried unanimously.

The Board requested monthly check detail and a set of keys to the storage locker housing Association paper documents.

The Board approved the following Design Review Request.

Paula Cifka, 5722 W. Asbury Place: Furnace Replacement

Connie Rule 5889 W. Atlantic Place: Replace all windows and sliding door

Dyannah Dolbow 5706 W. Atlantic Place: Garage Door Replacement

Kevin Thistle 5876 W. Asbury Place: Permission to install satellite dish at garage

Next meeting January 12, 2016

The meeting was adjourned at 9 PM.