

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

**Meeting Minutes
March 8, 2016**

Irene LeVangie called the meeting to order at 6:35 PM March 8, 2016 at the Link Recreation Center 1295 S. Reed Street, Lakewood, CO 80226.

Open Forum: None

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

Irene LeVangie 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 February 9, 2016 meeting minutes as written. Steve Behm seconded the motion. The motion carried unanimously.

Association A/R, Budget vs. Actual for January & February 2016, Account Balances, and Check List were presented at the meeting. Reconciled bank Statements were given to Steve Behm after the meeting. Irene LeVangie made a motion to approve the financials. Helen Leach seconded the motion. The motion carried unanimously.

SunPointe Common Maintenance updates: The management company for SunPointe Common has moved to a coupon book monthly assessment payment method instead of the monthly invoice. SunPointe II management observed that the fire lane paint appears it will need repainting every two years. Irene LeVangie who also sits on the Common Board say the wrong paint was used by the contractor and it will be repainted in 2016.

The property at 5720 W. Atlantic Place has closed but prepaid assessments were not forwarded to the Association. Once funds have been forwarded the liens will be released.

The Property at 5734 W. Atlantic Place covenant violations for not obtaining permission from the Association prior to major renovations. A letter has been sent to the City of Lakewood and the homeowner.

The Board reviewed the agenda and procedures for the 2016 Annual Homeowners Meeting to be held on Wednesday March, 16, 2016 at 7PM. Board members will arrive at 6:30PM to set up for the meeting and check in owners.

Ray Garcia made a motion to approve DRS Engineering Contractors proposal for retaining wall, walkway, patio replacement and patio wall replacement on building 19, the estimated total is \$178,337.00. Irene LeVangie seconded the motion. The motion carried unanimously.

The Association is waiting a response from FHA for renewal of FHA approval.

The Board asked that a letter be sent to 5877 W. Asbury Place for an explanation why the venting for the new furnace is different than approved by the Board at the previous meeting.

The Board was given handouts on various low flow toilets for the pool bathrooms. The Board will review the material and make suggestions at the next meeting.

The Board was given a draft of a water use letter sent to all homeowners to help them conserve water. The Board approved the draft. Letter will be sent out by weeks end.

Design Review for Mr. and Mrs. Fox's property at 5750 W. Asbury Place was approved for window glass replacement and installation of handrails at the front door and patio gate.

Next meeting April 12, 2016

The meeting was adjourned at 8:20 PM.

Final