

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

**Meeting Minutes  
April 12, 2016**

Irene LeVangie called the meeting to order at 6:29 PM April 12, 2016 at the Link Recreation Center 1295 S. Reed Street, Lakewood, CO 80226.

Open Forum: None

Attending: Irene LeVangie, Ray Garcia, Helen Leach Ron Fischer, Mark Austin and Brian Gadbery, Manager. Quorum was reached.

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

Helen Leach made a motion to approve the March 8, 2016 meeting minutes with a change to the date in the header. Irene LeVangie seconded the motion. The motion carried with two abstentions.

Association A/R, Budget vs. Actual for February, March and year to date, Account Balances, and Check List were presented at the meeting. Reconciled bank Statements were given to Ron Fischer after the meeting.

Ray Garcia made a motion to approve the financials. Helen Leach seconded the motion. The motion carried unanimously.

SunPointe Common Maintenance updates: Paving the final segment of the Loop Road and entrance to Jewell is scheduled for May or June.

Most of the Damage from the snowstorm in March has been repaired. Two wooden walkway light poles have been replaced, downed and broken tree limbs have been removed. The tree that fell in to 5740 W. Asbury Place and broke a window has been removed and estimates for glass replacement are being solicited.

Ray Garcia made a motion to approved the amendment and changes to the DRS Engineering Contractors contract for patio and retaining wall replacement on building 19. Ron Fischer seconded the motion. The motion carried unanimously.

Revision to the Association's Rules was tabled due to time constraints.

The property at 5720 W. Atlantic Place full payment by the Title Company has been made and all liens will be released on the property.

The Property at 5734 W. Atlantic Place covenant violations for not obtaining permission from the Association prior to major renovations. The Owner asked that they be given an extension prior to filing legal actions. The Board will agree to an extension if the owner will sign an exemption to the statue of

limitations. Irene LeVangie made the motion. Ray Garcia seconded the motion. The motion carried unanimously.

The Board voted to move forward on amendment to the Declarations to modify the way assessments are calculated. Homeowner informational meeting will be held at the Association BBQ June 4, a meeting at the pool on Wednesday June 8, 2016 at 7PM and again Saturday June 11, 2016 at 11 AM. Ballots to be mailed out on June 24, 2016 and deadline for ballot return August 2, 2016.

The Association has received FHA approval. Approval is good until March 2018.

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. There was no resolution for the type of venting installed.

Low flow toilets for the Pool House Bathrooms was tabled. Board needed more time to research material handed out at the March Board Meeting.

Officers were appointed.

Irene LeVangie President

Ray Garcia Vice President

Ron Fischer Secretary/Treasurer

Helen Leach Member at Large

Mark Austin Member at Large

All will have signing authority on Association Bank Accounts.

Board members were assigned email addresses and passwords.

Welcome Committee was tabled due to time constraints.

Rain Barrels HB1005 was tabled due to time constraints.

Flower Budget for this spring was set a \$500.

Carpenter Ant Prevention was tabled due to time constraints and no proposal from Orkin.

The Board agreed to have the tennis court also marked for pickle ball during crack seal and resurfacing. If the cost to do so exceeds \$125.00 the Board will be advised.

Sue Borgenson of 5871 W. Atlantic Place request for garage slab replacement was denied. The work was preformed with out board permission or permits from the City of Lakewood.

Mike Berkow of 5758 W. Atlantic Place request for window replacement in the master bedroom was approved. The slider window over the garage must have six lights each section and screen may cover the entire opening.

Kissell of 5750 W. Asbury W. Asbury Place request for a "Whole House Fan" was denied. The Board may reconsider the request once ventilation calculations are made and meet code.

Beverly Wagoner of 5730 W. Atlantic Place request to install a small camera at the front door as part of a security package was approved.

Ms. Dale of 5725 W. Asbury Place request to replace 4 windows on the front of the unit was approved.

Next meeting May 10, 2016. Meeting will be held at the SunPointe II pool weather permitting.

The meeting was adjourned at 8:59 PM.

Final