

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

**Meeting Minutes
May 10, 2016**

Irene LeVangie called the meeting to order at 6:00 PM May 10, 2016 at the Link Recreation Center 1295 S. Reed Street, Lakewood, CO 80226.

Open Forum: Matt Alexander of 5899 W. Atlantic Place.

Attending: Irene LeVangie, Ray Garcia, Helen Leach, Ron Fischer, and Brian Gadbery, Manager. Mark Austin was not present. Quorum was reached.

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

Open Forum: Mathew Alexander of 5899 W. Atlantic Place. Mr. Alexander presented the finding of the buyer of this property's home inspection report. The report cited some minor roof, siding and grading issues. Mr. Alexander wanted the Board to address the issues for his buyer, what actions if any would take place. The Board would review the report and notify Mr. Alexander, the buyer and the buyer's agent of the Board findings.

Ron Fischer made a motion to approve the April 12, 2016 meeting minutes with deletion of manager notes and the addition of "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." Irene LeVangie seconded the motion. The motion carried unanimously.

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

SunPointe Common Maintenance updates: Paving of the last segment of the Loop Road is on schedule. The contractor from the first phase of the Loop Road Project will make warrantee repairs in August.

The owner of 5734 W. Atlantic Place has satisfied the City of Lakewood's building inspectors code requirements according to the Association's attorney. The matter is drawing to a close. The Association's Attorney is drafting final documents to be signed by the owner.

Meeting times were set to inform homeowners of upcoming proposal and vote to change how assessments are calculated. At the Community BBQ at the pool Saturday, June 4 from 11:30 to 1:30; Wednesday, June 8 at 7PM at the Community Pool and Saturday, June 11 at 10 AM at the Community Pool.

The Board agreed to take no action on the venting for new furnace at 5877 W. Asbury Place, leaving the venting as installed.

Board asked that Management consult Lakewood Plumbing for suggestions on low flow replacement toilets for the bathrooms at the SunPointe II Pool.

Ray Garcia made a motion to appoint Steve and Sharron Behm to a Welcome Committee to outline welcome information and greet new owners. Helen Leach seconded the motion. The motion carried unanimously.

Rain Barrel legislation was signed in to law by the Governor to take effect August 10, 2016. Marianne Goodland of 5865 W. Asbury Place expressed an interest in the community having rain barrels. The Board requested that Ms. Goodland be invited to the next Board of Directors meeting to make a presentation to the Board.

Carpenter Ant prevention was tabled due to not having proposals to look review.

Irene LeVangie made a motion to appoint Steve Behm as the third appointee to the SunPointe at Lakewood Estates Common Maintenance Board. Ron Fischer seconded the motion. The motion carried unanimously. Ray Garcia and Irene LeVangie will also sit on the SunPointe Common Maintenance Board.

Irene LeVangie made a motion to approve DRS Engineering Contractors proposal to replace 5 window wells on building 19 for \$10,395.00. Ron Fischer seconded the motion. The motion carried unanimously.

Helen Leach made a motion to approve Radiant Lightings proposal to run conduit and new wire from the meter at 5822 W. Atlantic Place (building 19) to the light poles on the north side of building 19 for \$2,899.61, trenching and additional poles to be supplied by others. Ray Garcia seconded the motion. The motion carried unanimously.

Ray Garcia made a motion to pre approve the cost of trenching to install new conduit at building 19. Irene LeVangie seconded the motion. The motion carried unanimously.

The Board was given an outline on various jobs for volunteer day May 10, 2016. The Board also authorized management to provide refreshment at the Association's expense. Three main activities would be flower planting, shrub deadwood pruning and cutback, top rail paint scraping.

5754 W. Asbury Place, skylight leak. The light as reported by the owner did not leak when covered by plastic or after the skylight was replaced.

5725 W. Asbury Place, Gas grill balanced over window well cover and unauthorized extension of sump outlet pipe. The Board requested management to ask owners to remove the grill from the grate and use the grill in a safe manor. The Board also requested management to ask why the sump outlet pipe was moved with out prior approval.

5831 W. Atlantic Place, homeowner request to have the Association re-landscape the south side of the property at that address was denied. The Association, using volunteers will repaint patio top rails over the summer.

5899 W. Atlantic Place, seller request that roofing and tree issues observed by the “home inspection report” be addressed by the Association. The Board agreed to hire a roofer to review the findings and make repairs if needed, the Association’s arborist would also be shown where juniper are brushing against the south side of the unit. The Board also asked the current owner, future buyer and Title Company be informed of the report also showing the basement doesn’t have floating walls, which could cause cracking to the walls on all levels of the unit.

Irene LeVangie made a motion to approve a new three-year contract with Republic Waste Services for \$1,863.00 per month for the first year a reduction of \$63.98 per month over the old contract. Ray Garcia seconded the motion. The motion carried unanimously.

Design Review request by 5746 W. Atlantic Place to replace all but the half round windows in the unit was approved.

The Board spent the remainder of the time reviewing proposed changes to the Rules of the Association.

Next meeting June 14, 2016. Meeting will be held at the SunPointe II pool weather permitting.

The meeting was adjourned at 8:59 PM.

Final