

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

**Meeting Minutes  
May 31, 2016**

Irene LeVangie called the meeting to order at 6:02 PM May 31, 2016 at the SunPointe II Pool 5885 W. Asbury Place, Lakewood, CO 80227.

Open Forum:

Mary Henderson 5754 W. Asbury Place  
Marianne Goodland 5856 W. Asbury Place  
EdieAnn F 5872 W. Asbury Place  
Sharon and Steve Behm 5853 W. Atlantic Place

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. Ron Fischer seconded the motion. The motion carried unanimously.

Open Forum:

Marianne Goodland spoke to the Board about the new rain barrel legislation, which will become law on August 10, 2016. Ms. Goodland handed out copies of House Bill 16-1005. Pointed out that it applied to only the four unit buildings in the complex. That some modifications to downspouts would be needed to accommodate the collection barrels. Offered suggestions on placement of barrels i.e. driveways, patios, and lawn outside the patio walls (common areas). The barrels would have to be winterized and stored. Board thanked her for her presentation.

Mary Henderson spoke to the Board about her recent skylight leak (April 17, 2016). Ms. Henderson questioned how it was handled and manager involvement in the process. Ms. Henderson had not noticed any further leaking or damage since the skylight was covered in plastic while waiting for a replacement skylight. Skylight has been replaced. Skylight was replaced on May 5, 2016 and some minor adjustment to flashing around north (replaced skylight) and south (existing) skylight. Ms. Henderson is concerned with unseen damp in the ceiling. Board thanked her for her presentation.

Pat Wilderotter, Insurance Agent for Cherry Creek Insurance Group. Ms. Wilderotter made a short presentation on the Association's insurance renewal. There was an increase from Travelers for overall replacement cost of buildings. The increase in rates was less than 2% for the 2016/2017 renewal period.

Irene LeVangie made a motion to approve the May 10, 2016 meeting minutes as written. Ray Garcia seconded the motion. The motion carried unanimously.

Association A/R, Budget vs. Actual for April, May and year to date, and Check List were presented at the meeting. Reconciled bank Statements were not received from the bank prior to the meeting.

Ron Fischer made a motion to write off \$26.00 from Mr. Krier's account stating that the amount is uncollectable and Mr. Krier no longer owns the unit. The \$26.00 was overage on legal estimate costs prior to closing of the property. Ray Garcia seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve financials. Ray Garcia seconded the motion. The motion carried unanimously.

Patio and Retaining wall replacement on building 19 is delayed and waiting on the City of Lakewood Engineering Department to issue a permit.

SunPointe Common Maintenance updates: Paving of final phase of Loop Road may start in late June.

Rules and Regulations revisions was tabled due to time constraints.

Board was giving cover letter for review on Proposed Assessment Change Vote.

Pool Toilet Replacement was tabled for more research.

Board asked that Management ask the Association's Attorney about legal obligation of the Association regarding rain barrel law.

Carpenter ant prevention was tabled due to no proposal being received prior to the meeting.

Steve and Sharon Behm made a short presentation on what the Welcome Committee would present to new owners and sample of homemade baked goods.

Irene LeVangie made a motion to approve the insurance renewal proposal from Pat Wilderotter of Cherry Creek Insurance Group. Mark Austin seconded the motion. The motion carried unanimously.

Ray Garcia made a motion to approve DRS Engineering Contractors proposal to replace a second of drain pan between building 35 and 36 and sidewalk north of building 45 for \$1,895.00 Ron Fischer seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve window glass replacement at 5871 W. Atlantic Place. Ron Fischer seconded the motion. The motion carried unanimously.

Next meeting July 12, 2016. Meeting will be held at the SunPointe II pool weather permitting.

The meeting was adjourned at 8:38 PM.