

# SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

## Meeting Minutes July 12, 2016

Irene LeVangie called the meeting to order at 6:05 PM July 12, 2016 at the SunPointe II Pool 5885 W. Asbury Place, Lakewood, CO 80227.

Attending: Irene LeVangie, Ray Garcia, Helen Leach, 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.

Irene LeVangie made a motion to approve the May 31, 2016 meeting minutes as written. Helen Leach seconded the motion. The motion carried unanimously.

Association A/R, Budget vs. Actual for May, June and year to date, and Check List were presented at the meeting. Reconciled bank Statements will be given to Ron Fischer after the meeting.

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

Revision of Association Rules was tabled due to time constraints.

5734 W. Atlantic Place, owner will be given until September 15, 2016 to reimburse Association for attorney fees incurred during covenant enforcement violation, renovating the interior of the unit with our permission of the Association of obtaining the required building permits from the City of Lakewood. Account will be sent to collections if full amount is not paid by the deadline.

The Board will start going door to door on July 24, 2016, to encourage owners to vote on the proposal to change assessment calculations and to educate owners if they have questions.

A motion was made by Irene LeVangie not to allow rain barrels in the community. Mark Austin seconded the motion. The motion carried unanimously. The Board conferred with the Association's attorney about the law, which takes effect August 10, 2016. Because SunPointe II is a condominium community, there is no right of any owner to have a rain barrel for any of the units. All the building exteriors constitute general or limited common elements upon which there is not a right to install rain barrels. The Board agreed to have Board Member Mark Austin explore cost of a rain barrel to be placed on the north east corner of the pool house near the men's bathroom.

Carpenter Ant Prevention was tabled. No information to provide the Board at time of meeting.

Irene LeVangie made a motion that Steve and Sharon Behm will be the welcome committee. They will welcome new owner with neighborhood information packet and basic information about the community.

The Board removed presenting baked goods from the original concept. Helen Leach seconded the motion. The motion carried unanimously.

Sky light Issue at 5754 W. Asbury Place. The Board request more information on proposals and costs.

The Board elected to paint buildings 5, 6, 15, 18, 35, and 36 in 2017.

The Board will review all Ash trees in the community and determine which trees the Association will treat for the Emerald Ash Bore Beatle and allow the owners to sponsor trees not treated. The walk through will occur in Fall.

5846 W. Asbury Place. The Board will require notification and sign off before the window trim is painted. The City of Lakewood has made repeated correction notices for poor workmanship on the replacement window installation. The windows were undersized, not flashed and the trim replacement of very poor workmanship.

The Board requested correction be made to window replacement at 5746 W. Atlantic Place. The new windows are not like the original windows. Letter to notify the owner of the correction will be sent.

The owner of 5861 W. Atlantic Place placed landscape lights in the common element with out permission. The Board requested a letter be sent to remove them.

A letter will be sent to the owner of 5831 W. Atlantic Place as a reminder that permission to rent the unit is required prior to leasing the unit and sort term leases are not allowed.

Pool rule on smoking at the pool will be reviewed with other Association Rules. The conflict on the printed sign about tobacco use will be blocked out until the rules are reviewed.

Letter requesting information on basement remodel at 5866 W. Asbury Place will be sent to the owner, for an explanation of what work is being performed.

The following design reviews were approved.

- 5865 W. Asbury Place Window Replacement
- 5749 W. Asbury Place Window Replacement
- 5750 W. Asbury Place Whole House Fan Resubmitted
- 5725 W. Asbury Place Install replacement a/c condenser
- 5709 W. Asbury Place Install New Door knobs and Dead Bolt on Front Door
- 5709 W. Asbury Place Install New Storm/Security Door
- 5875 W. Asbury Place Install New A/C, Furnace and Water Heater

The following design review was not approved due to lack of information.

- 5875 W. Asbury Place Install Radon Mitigation Unit

Next meeting August 9, 2016. Meeting will be held at the SunPointe II pool weather permitting.

The meeting was adjourned at 9:30 PM.