

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes August 9, 2016

Irene LeVangie called the meeting to order at 6:06 PM August 9, 2016 at the SunPointe II Pool 5885 W. Asbury Place, Lakewood, CO 80227.

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

Also in attendance Chris Becker for Schulhoff Tree and Lawn, Toni Pascal 5821 W. Atlantic Place and Karen Jones 5709 W. Asbury Place.

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

Irene LeVangie made a motion to approve the July 12, 2016 meeting minutes as written. Mark Austin seconded the motion. The motion carried unanimously.

Chris Becker gave a presentation on the Emerald Ash Bore Beetle. Current best treatment/prevention method cost about \$8.00 per diameter inch. If a tree is infected it will kill the tree. The beetle is currently in the Boulder, Longmont area. Mr. Becker suggested that the Board or Committee prioritize the Ash trees in the community using a numbering system. There are about 81 Ash trees on the property or about 30 percent of the total trees are Ash. Total tree count approximately 271 trees and over 21 types of trees.

Toni Pascal of 5823 W. Atlantic Place Addressed the Board about water entering the basement. Water in the basement occurs during heavy rains (2 inches in an hour or less). In 2015 it occurred twice, Ms. Pascal at the time could not tell how the water entered the basement. In 2016 it occurred once and water collected in the window well and breached the window causing water to be in the basement. The unit to the north 5821 W. Atlantic Place also received some water in the basement (southeast corner) with minor accumulation causing the carpet and pad to be damp. Ms. Pascal noted that there is negative drainage on the patio. Ms. Pascal asked the Board to review ways to stop the water draining in to the basement. Mr. Gadbery of Precision Management noted that the gutters on the east side of 5823 W. Atlantic Place were blocked which caused a large volume of water to accumulate on the patio and window well. The gutters on 5821 and 5823 W. Atlantic Place were cleaned out the day after the storm and an extension to the downspout was added to move water past the area of negative slope. The Board will review possible options. Irene LeVangie asked if Ms. Pascal could have her basement organized in such a way to allow a structural engineer to examine the foundation and basement slab to see if they are sound. Ms. Pascal said she could have the basement cleaned up by the first week in September.

Karen Jones of 5709 W. Asbury Place apologized to the Board for starting bathtub replacement with out acquiring the proper approval from the Board and permits from the City of Lakewood. Ms. Jones also complained about Precision Managements lack of professionalism in regard to the emailed letter requesting work stop on the project. The email made her feel unwelcome in the community and wondering if she should have purchased in the community. Irene LeVangie explained that even though a

Design Review Request was submitted it did not automatically mean approval would be given. In the future she must wait for a Signature and Letter from the Board via the Management Company. Brian Gadbery of Precision Management explained that the Association has recently had other remodel issues by homeowners who did not get prior permission from the Board or required Permits from the City causing addition expense to the Association and Community and creating possible safety issues with the buildings. The Board will review correspondence between Precision Management and Ms. Jones giving feedback for future stop work letters.

Association A/R, Budget vs. Actual for June and July and year to date, and list of checks written for July was presented at the meeting. Reconciled bank Statements were given to Ron Fischer at the meeting.

Irene LeVangie made a motion to approve financials. Ron Fischer seconded the motion. The motion carried unanimously.

Revision of Association Rules was tabled due to time constraints. A date of October 18, 2016 at 6:30PM was set to address just the Rules and Regulations update. Location to be determined.

The Board of Directors counted the ballots received for the Second Amendment to the Declaration regarding change in Assessment calculation. In Favor 115; Apposed 23; Abstain 1. To pass 109 votes in favor was needed or 67% of the 162 owners approved the amendment. Irene LeVangie made a motion that the votes were counted, validated, and the community approved the amendment. Mark Austin seconded the motion. The motion carried unanimously. Irene LeVangie President and Ronald Fischer Secretary/Treasurer would sign the amendment and have it filed with Jefferson County through the Association's attorney HindmanSanchez.

Toilet Replacement at the Pool needs more research.

The Board requested the safety data sheet on the pesticide to be used to kill carpenter ants in the community prior to approving the proposed application.

Board will set a time to prioritize which Ash trees to save from the Emerald Ash Bore Beetle and which the community can sponsor if they wish in the fall.

The Board approved the installation of replacement windows at 5746 W. Atlantic Place, sighting the pattern was close enough to the original.

The Board requested that the owner of 5828 W. Atlantic Place remove the new connection replacement air conditioner unit, and submit a design review request for the condenser and associated connections. The owner has 30 days to comply with the request.

The Following Design Review Requests were approved.

- 5711 W. Asbury Place, Schulte, Window well cover
- 5870 W. Asbury Place, Aymami, Window well cover
- 5858 W. Asbury Place, Dunn, Window well cover
- 5709 W. Asbury Place, Jones, Bathroom Remodel
- 5845 W. Atlantic Place, Fink, Window Replacement

Next meeting September 13, 2016. Meeting will be held at the SunPointe II pool weather permitting.

The meeting was adjourned at 9:20 PM.

Final