

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes October 25, 2016

Irene LeVangie called the meeting to order at 6:01 PM October 25, 2016 at the Link Recreation Center, 1295 South Reed St., Lakewood, CO 80232.

Attending: Irene LeVangie, Ron Fischer, Helen Leach, Ray Garcia and Brian Gadbery, Manager. Quorum was reached. Peggy Reilly of 5846 W. Asbury Place was also in attendance.

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

Open Forum: Peggy Reilly of 5846 W. Asbury Place. Ms. Reilly addressed the Board about her plant hanger, stating that another neighbor had one, but not realizing permission is required. Battery operated light mounted to the common element, saying it was to deter crime. There was a vehicle break-in June or July however the light was installed in April. Ms. Reilly also said there have been people parked in the visitor parking spaces near her unit as evidenced by a few sample bottles of liquor and a couple of beer bottles. Ms. Reilly also complained about dog waste near her unit and requested dying juniper bushes be removed. Board President requested Ms. Reilly direct complaints to the Board and request permission before altering the exterior of her unit.

Ray Garcia made a motion to approve the September 13, 2016 meeting minutes as written. Helen Leach seconded the motion. The motion carried unanimously.

Ray Garcia made a motion to accept Mark Austin's resignation, resignation letter dated and sent by email to Irene LeVangie September 17, 2016. Ron Fischer seconded the motion. The motion carried unanimously.

The Board also directed management to have the Association draft/review a letter to Mr. Austin addressing his concerns in his resignation letter.

Irene LeVangie made a motion to approve the financial report; budget vs. actual, account balances, A/R report, checklist and reconciled bank statements were handed over to Ron Fischer prior to the meeting. Helen Leach seconded the motion. The motion carried unanimously.

Irene LeVangie invited all Board members to a casual gathering of the SunPointe II, SunPointe I and SunPointe Common Maintenance Board members to meet, and have dinner at a date to be determined. SunPointe Common Maintenance is also considering a reduction in the 2017 budget.

Meeting to discuss revision to Association's Rules is set for November 15, 2016 at 6PM

Board asked management to confirm price on proposed toilet replacement in early Spring and confirm the toilets are the American Standard Cadet Pro line of toilets.

Ray Garcia made a motion to have the ceiling of Ms. Henderson's unit at 5754 W. Asbury inspected by Mark Inspections for water damage. After inspection is complete the Association will repair inspection holes and water damage. Ron Fischer seconded the motion. The motion carried unanimously.

Ash Tree and Community inspection is set for November 16, 2016 at 9AM, meeting at the pool parking lot.

Board is giving the owner at 5828 W. Atlantic Place 20 days to make corrections to the installation of an unapproved air conditioning unit. If corrections and permit is not obtained and completed in 20 days fines will be levied pending a hearing before the Board of Directors.

2017 Survey questions were tabled due to time constraints.

Irene LeVangie made a motion to approve, driveway repair proposal from A-Fast Patch, to repair 12 areas for \$6,502.00. Ray Garcia seconded the motion. The motion carried unanimously.

Board members were informed of a dispute between owners over dog waste issues.

Ray Garcia made a motion to accept Terracare's 2016/2017 snow removal contract with snow removal at 2 inches on walkways and 4 inches on driveways. Ron Fischer seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to only clean gutters once a year, reversing the Board's motion from the previous meeting, and monitor gutters next spring for any clogging issues and address them at that time. Helen Leach seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve J-n-J's gutter cleaning proposal for \$5,460. Ray Garcia seconded the motion. The motion carried unanimously.

The Board reviewed the proposed 2017 Budget and made some minor changes. The budget cannot be approved until SunPointe Common Maintenance Association approves their 2017 Budget.

Board will review Precision Managements proposed 2017 contract at a later date.

The Following Design Review Requests were approved provided all code and permit requirements are obtained from the City of Lakewood, by the owners.

5768 W. Asbury Place, Dowdy, Color for Deck Seal Request APPROVED

5883 W. Atlantic Place, Bailey, Window Replacement APPROVED provided top window looks the same as original

5846 W. Asbury Place, Reilly, Battery Op Motion Light DENIED

5846 W. Asbury Place, Reilly, Metal Post Plant Stand DENIED

Next meeting November 9, 2016. Link Recreation Center

The meeting was adjourned at 9:00 PM.