

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

**Meeting Minutes  
November 9, 2016**

Irene LeVangie called the meeting to order at 6:05 PM November 9, 2016 at the Link Recreation Center, 1295 South Reed St., Lakewood, CO 80232.

Attending: Irene LeVangie, Ron Fischer, Helen Leach, and Brian Gadbery, Manager. Ray Garcia was absent and Mark Austin's resignation was accepted at the October 25 meeting. Quorum was reached.

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

Open Forum: No one for open forum.

Ron Fischer made a motion to approve the October 25, 2016 meeting minutes with one correction batter to battery. Helen Leach seconded the motion. The motion carried unanimously.

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

Meeting to discuss revision to Association's Rules was rescheduled for November 15, 2016 at 12:30 PM.

No update on price guarantee for installation of American Standard Cadet Pro line of toilets at the pool house by Lakewood Plumbing.

Ash Tree and Community Inspection scheduled for November 16 at 9 AM in the pool parking lot.

The owner at 5828 W. Atlantic Place, at the time of the meeting, has not obtained a permit for the correction to installation of a new A/C condenser unit. Management will follow up with owner.

Board made suggestions to the proposed 2017 Community Survey. Changes will be made and presented at next Board Meeting for approval.

Board reviewed complaint and response of too many pets at 5841 W. Atlantic Place. The Board is researching the governing documents for a solution to the complaint.

Proposed 2017 SunPointe at Lakewood Estates II Condo. Association, Inc. Budget was tabled pending SunPointe Common Maintenance approving their 2017 Budget.

Proposed 2017 Precision Management Contract was tabled for further review by the Board.

Irene LeVangie made a motion to approve Lee Public Accounting's 2015 Audit. The Audit found no irregularities or issues with the SunPointe at Lakewood Estates II Condominium Association Inc. 2015 books. Helen Leach seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve Lee Public Accounting's proposal to prepare 2016 taxes and 2016 audit of association's books for \$2,100. Ron Fischer seconded the motion. The motion carried unanimously.

Terracare's 2016/2017 Grounds Maintenance Contract was tabled pending clarifications in the language of the contract.

Irene LeVangie made a motion to split the City of Lakewood Storm Water Sewer charge for the surface area of the "Loop Road" 60/40 with SunPointe I (SunPointe II to pay 60% per the division of financial responsibilities in the governing documents of the SunPointe at Lakewood Estates Common Maintenance Association Inc.) Sixty percent of the surface are of the "Loop Road" and associated fees will be added annual to SunPointe II's annual invoice from the City of Lakewood. Pending SunPointe I adopting and approving the same. Ron Fischer seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve Mr. Ellison's request to lease the newly purchased property at 5854 W. Asbury Place, Lakewood, CO 80227. Mr. Ellison must comply with the Association's governing documents on leasing. Ron Fischer seconded the motion. The motion carried unanimously.

Next meeting December 13, 2016 at 6PM. Link Recreation Center

The meeting was adjourned at 8:00 PM.