

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

Meeting Minutes
December 13, 2016

Ray Garcia called the meeting to order at 6:00 PM December 13, 2016 at the Link Recreation Center, 1295 South Reed St., Lakewood, CO 80232.

Attending: Ray Garcia, Ron Fischer, Helen Leach, and Brian Gadbery, Manager. Irene LeVangie was absent. Quorum was reached.

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

Open Forum: Homeowner Gale Archer and guest Ken and homeowner Tim Taylor were at the meeting.

Tim Tyler of 5745 W. Asbury Place explained his plans for interior renovation of the unit. Board gave preliminary approval pending further research of his request and attorney review of the Association document regarding wall removal. (Note: the preliminary approval was withdrawn after finding the City of Lakewood will not issue building permit to an owner doing work on a condominium and the lack of architectural drawing showing walls, electrical and plumbing)

Ron Fischer made a motion to approve the November 9, 2016 meeting minutes as written. Ray Garcia seconded the motion. The motion carried unanimously.

Ron Fischer 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 at the meeting. Ray Garcia seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Precision Managements proposed 2017 management contract as written including addendum of fees and costs. Ray Garcia seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Terracare Associates 2016/2017 grounds maintenance contract as presented for 12-month cost of \$31,007.04 or \$2,583.92 per month. Helen Leach seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the second draft of the 2017 Budget totaling \$583,520.00. Ray Garcia seconded the motion. The motion carried unanimously.

Rules changes were tabled due to lack of time.

Pool House Toilet Replacement was tabled due to no updated information.

Ash Tree Inspection and Community Walk Through dates were tabled due to lack of time.

2017 Survey was tabled due to lack of time.

Proposal to replace patios on building 6 was tabled due to lack of time.

2017 Paint cycle and building repairs proposal was tabled due to lack of time.

Ron Fischer made a motion to approve retainer proposal HindmanSanchez and collections proposal for \$195 per month and opting for the traditional collections method. Ray Garcia seconded the motion. The motion carried unanimously.

A complaint was filed by a homeowner against the owner at 5841 W. Atlantic Place for having three dogs. The owner of the dogs was given an opportunity to address the Board, and was done so by a letter. The owner explained that they have two small dogs and about 4 to 5 times a year they foster a dog from an organization that rescues dogs from kill shelters. The Board having sympathy for her cause reviewed the Association's governing documents and had the Association's attorney do the same looking for a way to allow her to continue fostering a dog. After review the documents are clear there is a two pet rule and the third dog violates the Declarations Section 7.4 Restriction on Animals and Pets.

The Board seeing no other option unanimously voted to enforce the rule, as it is their fiduciary duty to enforce and uphold the governing documents of the Association.

Design Review Requests

- The Board approved Mr. Wheeler's of 5865 W. Atlantic Place, request for window replacement.
- The Board denied Mr. Yager's of 5848 W. Asbury Place to remodel two upstairs (main level) bathrooms and move the laundry room to the main level pending clarification of language in his contractors' proposal to remove a load-bearing wall and remodel the kitchen.
- The Board tentatively approved Mr. Tyler's of 5745 W. Asbury Place request convert the two bedroom unit to a one bedroom unit pending documents review, architectural plans and contractors information submitted to the Board.

Next meeting January 10, 2017 at 6PM. Link Recreation Center

The meeting was adjourned at 7:55 PM.