

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

**Meeting Minutes
January 10, 2017**

Irene LeVangie called the meeting to order at 6:03 PM January 10, 2017, at the Link Recreation Center, 1295 South Reed St., Lakewood, CO 80232.

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

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

Open Forum: None

Ron Fischer made a motion to approve the December 13, 2016, meeting minutes as written. Helen Leach seconded the motion. The motion carried with Irene LeVangie abstaining because she was not at the December meeting.

Irene LeVangie made a motion to approve the financial report; budget vs. actual, account balances, A/R report, checklist, expense vs. revenue comparison 2016 to 2015 documents, and reconciled bank statements were turned over to Ron Fischer at the meeting. Ray Garcia seconded the motion. The motion carried unanimously. The Board asked for clarification about the deference in Homeowner's Assessments between 2016 and 2015 (this was due to an increase in assessments to Homeowners from 2015 to 2016) and uncategorized income for 2016 (was reimbursement from the grounds contractor Terracare for damaging a walkway light pole in 2016).

Steve Behm was introduced as the new President of SunPointe Common Maintenance Board of Directors and is a representative on the Common Board from SunPointe II. Irene LeVangie has stepped down as President of the Commons Board but will remain on the Board until March or the SunPointe II Board appoints a replacement. Mr. Behm stated that storm sewers will be cleaned in 2017 and loop road parking stalls and no parking areas will be repainted in 2017. Sharon Behm gave a short update on the Welcome Committee. She stated it has going very well, new owners are very friendly and have received good feed back from new owners.

Irene LeVangie made a motion to make repairs to the patio wall of 5728 W. Asbury Place. Damage to the wall was caused by a tree from the neighboring community was blown over in the Thanksgiving morning windstorm, the tree appears to have been marked for removal by the owner or the property owners contractor. Repairs will be made by Chieftain Construction not to exceed \$3,000

Review of Association Rules was tabled.

Pool House toilet replacement had no updated information.

5754 W. Asbury Place, start repairs the last week of January.

Ash Tree and Community inspection will be finished up in spring.

5828 W. Atlantic Place. Owner is still working on corrections to air conditioning unit and the City of Lakewood has not signed off on inspection and permit.

Irene LeVangie made a motion to move forward with the 2017 community survey, but deleting question 27 and 31 about tennis courts. Ray Garcia seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve DRS Engineering Contractors proposal to replace patios and improve grading at building 6 for a total of \$158,042 with work to start in early spring once the weather improves. Ron Fischer seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve ECC's proposal to paint and make building repairs to buildings 5, 6, 15, 18, 35, 36. Painting totaling \$47,500; Repairs totaling \$19,500. Grand total of \$67,000. Work to start early summer. Ron Fischer seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve Aspen Reserve Specialists proposal for an updated reserve study. The study will be a Level One, Platinum, 7-week turnaround for \$3,590.00. Ron Fischer seconded the motion. The motion carried unanimously.

The Board approved the 2017 calendar of events with the exception of the date for the Annual Meeting, dates are as follows.

- Volunteer Day Saturday May 13, 2017
- Garage Sale Friday and Saturday May 19 and 20, 2017
- Pool Opening Saturday May 20, 2017
- Pool Opening BBQ June 3, 2017 11:30 to 1:30
- Pool Closing BBQ Saturday September 9, 2017 11:30 to 1:30
- Pool Closing Sunday September 10, 2017

Ray Garcia seconded the motion. The motion carried unanimously.
Annual Meeting date will be determined by email.

Ron Fischer made a motion to replace the flagpole rope and purchase new flags not to exceed \$300.00. Irene LeVangie seconded the motion. The motion carried unanimously.

The Board will investigate appointing a replacement Board Member in light of the resignation of Mr. Austin.

The Board was advised of the new location of stored Association Files.

Ron Fischer made a motion to accept Hunter Engineers reports on 5821 W. Atlantic Place, 5750 W. Asbury Place, 5758 W. Asbury Place and 5734 W. Asbury Place. Mr. Fischer and Mr. Gadbery will present the reports to the owners of the properties upon the owners' request. Letters will be sent to each owner stating that a copy of the report will be provided on written request. If a request is received Mr. Fischer and Mr. Gadbery will make an appointment with the owner and present the findings to the owner. None of the observations in the report were cause for concern. Irene LeVangie seconded the motion. The motion carried unanimously.

Engineer inspection of 5823 W. Atlantic Place will occur on January 17 at 8AM with Hunter Engineering, Ron Fischer, Brian Gadbery and homeowner in attendance.

The Board authorized permission for extending parking by the owners at 5875 W. Asbury provided the owners notify management prior to parking. Extending parking was granted for medical issues.

Irene LeVangie made a resolution regarding installation of heat tape agreement. The Association will not reimburse homeowners for demolition or repair to finished basements resulting in the installation of electrical service for the installation of heat tape. Ron Fischer seconded the motion. The motion carried unanimously.

Next meeting February 14, 2017 at 6PM. Link Recreation Center

The meeting was adjourned at 8:06 PM.

Final