

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

**Meeting Minutes
March 14, 2017**

Irene LeVangie called the meeting to order at 6:48 PM March 14, 2017, at the Link Recreation Center, 1295 South Reed St., Lakewood, CO 80232.

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

Ron Fischer made a motion to approve the agenda adding Bank change. Irene LeVangie seconded the motion. The motion carried unanimously.

Open Forum: None

Helen Leach made a motion to approve the February 13, 2017, minutes as written. Peggy Steele seconded the motion. The motion carried with Ron Fischer abstaining (he was not present at the February meeting).

Irene LeVangie made a motion to approve the financial report; budget vs. actual, account balances, A/R report, check list, expense vs. revenue for February 2017, and reconciled bank statements were turned over to Ron Fischer prior to the meeting. Ray Garcia seconded the motion. The motion carried unanimously.

Ray Garcia made a motion to have Terracare clean up large accumulations of pine needles in various areas of the community for the cost of time and material to mitigate any fire danger. Peggy Steele seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to submit draft Rules and Regulations updates to the Association's attorney at HindmanSanchez for review. Ray Garcia seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to have Chieftain Construction remove siding and exterior drywall at 5756 and 5758 W. Atlantic Place due to signs of squirrels nesting in the fresh air vent for the fireplace. Cost not to exceed \$1,000. Ray Garcia seconded the motion. The motion carried unanimously.

The Board is requesting permission from SunPointe Common Maintenance Association to run downspouts from building 6 in to the existing storm sewer, which SunPointe Common Maintenance maintains. If allowed this should move water from the roof of building 6 away from the building and not allow downspout to drain over the common sidewalk.

Ron Fischer made a motion to approve DRS Engineering Contractors proposal to repair the Jewell Street fence damage by a vehicle for \$4,604, work on fence will coincide with building 6 patio replacement project. Ray Garcia seconded the motion. The motion carried unanimously.

Building 19 landscape proposal was tabled for more information and meeting with designer.
The Board asked management to talk to the Association's attorney about options on how to get the owner of 5734 W. Atlantic Place who has rented his unit with out requesting a leasing permit from the Board of Directors.

The Board approved the following design review requests from Mr. Gardner of 5830 W. Atlantic Place
Installation of a ceiling fan in the two second floor bedrooms.
Installation of replacement windows.
Remodel of the second floor bathroom was approved pending final design submitted to the Board for review.

Next meeting April 11, 2017 at 6:30 PM. Link Recreation Center

The meeting was adjourned at 8:45 PM.

Approved 4/11/2017
Barbara Quist