

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

**Meeting Minutes
April 11, 2017**

Ron Fischer called the meeting to order at 6:28 PM April 11, 2017, at the Link Recreation Center, 1295 South Reed St., Lakewood, CO 80232.

Attending: Ron Fischer, Ray Garcia (arrived late at 7PM), Barb Quist, Ernie Dunn, Peggy Steele and Brian Gadbery, Manager. Quorum was reached.

Barb Quist made a motion to approve the agenda as written. Peggy Steele seconded the motion. The motion carried unanimously.

Open Forum: Mary Henderson, 5754 W. Asbury Place; Tim Tyler 5745 W. Asbury Place; Maeghann Dale 5713 W. Asbury Place and EdieAnn (owner Mark Austin) 5877 W. Asbury Place.

The meeting was opened up for Open Forum.

Tim Tyler of 5745 W. Asbury Place, presented his plans for interior renovation to the Board. Ron Fischer asked if he and manager Brian Gadbery could inspect the unit prior to final approval. Mr. Tyler agreed and the meeting was set for 4PM Monday April 17, 2017. The Board wanted to verify that Mr. Tyler's contractor was licensed, carried a minimum of one million dollars of insurance and that a permit would be obtained from the City of Lakewood.

Mary Henderson of 5754 W. Asbury Place, requested proof her skylight was replaced last year stating that the Board and Management's assurances was not enough and not being "transparent". Ms. Henderson also informed the Board she was going to have her own contractors examine the water staining from the skylight leak in April 2016 and make repairs. The Board would get back to Ms. Henderson with a response after reviewing the Association documents and take time to study the issue.

Maeghann Dale of 5713 W. Asbury Place, stated that the rules and regulations currently on the website were out dated and should be removed from the Website until such time as there are updates. Mr. Fischer stated that the Board was currently working on the updates and have been for some time, "we are currently working on the fifth draft of the revised rules and regulations". Ms. Dale informed the Board that she had researched and found complaints about HindmanSanchez the Association's attorney. The Board stated that they were aware of some complaints. Ms. Dale started to read a section of CCIOA. The Board asked that she put this information in writing by USPS or email so the Board could review the sections and concern. Ms. Dale stated that she would send it by email. The Board asked that other concerns about the Board, HOA or Management also be put in writing as previously outlined in a letter to Ms. Dale and three others. The Board and Management would like to review all written complaints and have the Association's attorney review the complaints. After that the Board expressed their wish to address Ms. Dale's complaints along with all the other written concerns at a meeting with the attorney present and the group who submitted the complaints and members of the community who also wished to hear the results. The Board again expressed that they took Ms. Dale's concerns as well as others concerns seriously and would like to resolve them as soon as possible. Having all the concerns at

one time and in writing would make the concerns clear to the Board, Management and the attorney and save the Association and its owner's money and time with a single review.

EdieAnn (owner Mark Austin of 5877 W. Asbury) addressed the Board with the Board's permission, stating that she and others felt if they put concerns in writing, their concerns would not be addressed and they would not be able to address the Board directly with their concerns. Ron Fischer said the Board takes their concerns seriously, and in an effort to have the concerns clearly addressed it is helpful to have the concerns in writing. The Board would review the concerns and have the Association's attorney also review the written concerns with the intention of having a meeting with their group, the Board, the attorney and any interested homeowners in hearing the findings and outcome of the concerns.

Peggy Steele made a motion to approve the March 14, 2017 meeting minutes as written. Ron Fischer seconded the motion. The motion carried unanimously.

Ernie Dunn made a motion to approve the March 21, 2017 meeting minutes with one change. "Ray Garcia opened the meeting on that date." Barb Quist seconded the motion. The motion carried unanimously.

Ray Garcia made a motion to approve the Association's financials, A/R report, Budget vs. Actuals, register of checks written in March of 2017, and March bank recs. as presented. Peggy Steele seconded the motion. The motion carried unanimously.

Revised Rules fifth draft was tabled due to time constraints. The Board would set a time to devote full attention to the Rules draft.

Ray Garcia made a motion to approve Lakewood Plumbing proposal to replace four toilets in the pool house bathroom for \$1,889.00. Ernie Dunn seconded the motion. The motion carried unanimously.

Ms. Henderson of 5754 W. Asbury Place Skylight and ceiling stain. The Board would take the information received at the meeting under review and seek council with the Association's attorney and get a response back to Ms. Henderson.

SunPointe Common Maintenance gave SunPointe II permission to run roof drainage directly into the existing storm sewer drain just east of Building 6. This will allow for better drainage around Building 6 and lessen the chances for ice forming over the common sidewalk in winter.

The Board asked that they meet with Cheryl of C&K to review landscape design for Building 19. Time and Date to be set for the following week.

Mr. Le of 5734 W. Atlantic Place, did not complete all the requirements for leasing as outlined in a covenant violation letter sent March 22, 2017. The response to the letter and information will be turned over to the Association's attorney for review.

The Board asked that concerns expressed by a few community members be placed in writing for Board and attorney review. The resulting review would be presented to the community along with the attorney present at a future Board meeting.

Ron Fischer made a motion to move the Association's banking from UMB Bank to Chase Bank, UMB is closing their local branch and Chase is competitive and closer. All Board members and Manager would be signers on the accounts. Two signatures will be required on all checks and the Manager will not be a check signer.

Signers as follows:

Ronald R. Fischer – President
Peggy J. Steele – Vice President
Barbara L. Quist – Secretary/Treasurer
Ernest L. Dunn – Member at Large
Raymond A. Garcia – Member at Large
Brian T. Gadbery – Manager

Ray Garcia seconded the motion. The motion carried unanimously.

Discussion on the 2017 resident survey results, Discussion on newsletter and patio condition assessment was tabled due to time constraints.

Ernie Dunn made a motion to approve J-n-J Roofing's repair proposal minus two skylight replacements pending further investigation, for Buildings 36, 37, 38 and 39. Ray Garcia seconded the motion. The motion carried unanimously.

Volunteer Day activities for May 13 were discussed.

The Board approved the following design review requests:

5764 W. Asbury Place McCoy Window Replacement
5758 W. Atlantic Place Berkow Garage Door Replacement
5745 W. Asbury Place Taylor Interior Remodel (WALL REMOVAL) pending inspection.
5853 W. Atlantic Place Behm Vent penetration for new water heater

The Board approved the following lease request

5889 W. Atlantic Place Rule Request to lease Property

The Board elected to waive the \$20.00 fine to Mr. and Mrs. Damon of 5724 W. Asbury Place for not providing a copy of the signed lease in the time frame requested. The Lease was received by management and is on file.

Next meeting tentively scheduled May 9, 2017 at 6:30 PM. Link Recreation Center

The meeting was adjourned at 8:57 PM.

Approved 5/9/2017
Barbara Quist