

# SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

## Meeting Minutes May 9, 2017

Ron Fischer called the meeting to order at 6:32 PM May 9, 2017, at the Link Recreation Center, 1295 South Reed St., Lakewood, CO 80232.

Attending: Ron Fischer, Barb Quist, Peggy Steele and Brian Gadbery, Manager. Quorum was reached. Ray Garcia and Ernie Dunn were not in attendance.

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

Open Forum: None

Peggy Steele made a motion to approve the April 11, 2017 minutes as written. Barb Quist seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve the April 24, 2017 minutes with minor corrections. Peggy Steele seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the Association's financials, A/R report, Budget vs. Actuals, register of checks written in April 30 of 2017 and April bank recs. as presented. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to continue the appointments of Irene LeVangie, Ray Garcia and Steve Behm to the SunPointe Common Maintenance Association Inc. Board of Directors. Barb Quist seconded the motion. The motion carried unanimously.

The Rules and Regulations update was tabled pending second review by the Association's attorney.

Ron Fischer made a motion to approve \$350 for flowers on the pool deck and unsponsored address signs and for refreshments at the volunteer day. Peggy Steele seconded the motion. The motion carried unanimously.

The Board would like to prioritize the following at the upcoming volunteer day.

- Prune shrubs and deadwood.
- Plant pool area flowers.
- Pick up rocks near planter edging and off roadways.

The Board requested Management send follow up letters to Homeowners who had concerns at the annual meeting to put their concerns in writing for review.

The Board asked Management to see which of two companies submitting proposals for installation of landscaping at Building 19 could start first and the Board would go with that company. The proposals were very close in costs. (Environmental Designs, Inc. got the contract as Native Roots recently merged with another company and no longer wanted to work on project this far south).

Board asked that Management set a preconstruction appointment with ECC for siding repairs and painting.

The Board discussed additions to the Newsletter to address the three main concerns from the 2017 community survey, dog poop, parking and grounds. There was also a suggestion to add a section called Sun Spots for positive announcements from the community.

Inventory of condition of original patios proposal by Hunter Engineering was tabled for discussion with all Board Members present.

The Board requested a letter be drafted to Mr. Christie of 5828 W. Atlantic Place to address tenants dog being left unattended on patio, dog poop on patio and damage to patio wall caused by dog chewing on wall. Daft would be reviewed by Board and sent to Mr. Christie after approval.

The Board requested a letter be drafted to Ms. Manfredi of 5841 W. Atlantic Place addressing concerns she may still have more than two pets at her home. Board would review drafted letter and send once reviewed.

Ron Fischer made a motion to address concerns about gutters, downspouts and window well at 5890 W. Asbury Place not to exceed \$300. Barb Quist seconded the motion. The motion carried unanimously.

Design Review for window replacement at 5884 W. Asbury Place, Ms. Shelbourne, pending confirmation the City of Lakewood requires permits for replacement windows.

Next meeting tentatively scheduled June 14, 2017 at 6:30 PM at the SunPointe II Pool 5885 W. Asbury Place, Lakewood, CO 80227.

The meeting was adjourned at 8:58 PM.