

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes July 11, 2017

Ron Fischer called the meeting to order at 6:30 PM July 11, 2017, at the SunPointe II Pool, 5885 W. Asbury Place, Lakewood, CO 80227.

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

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

Open Forum: None

Ron Fischer made a motion to approve the June 14, 2017 minutes as written. Barb Quist seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through June 30 of 2017, and June bank recs. were reviewed at the meeting.

The Board will meet on July 26 at 9 AM to review treatment of the communities Ash trees for the Emerald Ash Bore. Trees will be marked for community to review and discuss the type of treatment or non-treatment of the trees. Information will be presented in the August newsletter.

Ron Fischer made a motion to deny Mrs. Campbell's request for an additional pool key card. Ernie Dunn seconded the motion. The motion carried unanimously.

The Board asked the Management send a letter to Ms. Swanson that she could add another air conditioner condenser pad under the existing pad, add four bricks or pavers to increase the height and level her condenser on the south side of her unit at 5743 W. Asbury Place (located in the common element) to make up ground settling under the pad.

The Board made a quick review of the proposed 2017 Reserve Study by Aspen Reserve Specialties. Management will send corrections and changes to ARS for second draft.

The Board denied Mrs. Chichester's verbal request to plant roses on the north and east side of the unit at 5822 W. Atlantic Place in the common element.

The Board reviewed Ms. Segebart's query to installation of a wheel chair ramp at the pool. After consulting with the association's attorney (HindmanSanchez) the Board was told that since the Association is "private" the Association doesn't have to comply with all ADA requirements for public spaces. If an owner or owners wished to have a ramp installed they could do so at their expense. A request, design, and plan would have to be submitted to the Board for review of the proposed project.

The Board requested a letter be sent to an owner who has had a guest sleeping in their vehicle on the loop road over the past couple of weeks causing concern with some residents. The Board is requesting this practice stop.

The Board agreed to sod most of the open area around Building 6 after construction and look into shrubs or a landscape design in 2018.

The Board addressed concerns from Ms. Ball of 5827 W. Atlantic Place about the construction of the patio divider wall on the south side of the patio. The Board approved the design. The design improves safety and makes it easier to replace and repair the wall over time.

The Board approved the following design review requests.

5862 W. Asbury Place Fischer Window replacement. Note Mr. Fischer abstained from the vote since it is was his unit and his request.

5733 W. Asbury Place LeVangie Add a 5x7 foot area of concrete to patio.

Next meeting tentatively scheduled August 9, 2017 at 6:30 PM at the SunPointe II Pool, 5885 W. Asbury Place, Lakewood, CO 80227.

The meeting was adjourned at 9:01 PM.

Final