

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

Meeting Minutes
September 12, 2017

Ron Fischer called the meeting to order at 6:30 PM September 12, 2017, at the SunPointe II Pool, 5885 W. Asbury Place, Lakewood, CO 80227.

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

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

Open Forum: Homeowners in attendance Peggy Reilly, Lenore Patterson, Kevin Thistle, and Maeghann Dale.

Ms. Reilly and Mrs. Patterson wished to sponsor the ash tree west of 5846 W. Asbury Place. Ms. Dale wanted the Board to consider removing the pine tree on the southeast corner of 5725 W. Asbury Place and treating the ash tree, instead of the Board's choice not to treat the ash at all and not to allow it to be sponsored. Ms. Dale said she may sponsor the tree if the Board allows it to be.

Peggy Steele made a motion to approve the August 9, 2017 minutes with one minor change. Barb Quist seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through August 31 of 2017, and August bank reconciliation were reviewed prior to the meeting.

The Board made "final" changes to proposed update to the SunPointe II Rules and Regulations.

The Board reviewed plan to treat ash trees for emerald ash bore beetle in the Spring of 2018. Trees not on the treatment plan would be left standing until they are infected by the beetle in most cases. If the budget and location allows some trees removed would be replaced with appropriate trees for the location.

Owners sponsoring selected trees will be billed directly for the treatment every two years. If sponsorship lapses with the sponsoring owner the Association will not pay for treatment of the tree sponsored.

Ron Fischer made a motion to approve the 2017 reserve study by Aspen Reserve Specialists. Barb Quist seconded the motion. The motion carried unanimously. The Board chose not to have a meeting with a representative of Aspen Reserve Specialists for an added fee.

After Board discussion of comparative bids, Ron Fischer made a motion to approve Terracare's 2017/2018 Grounds Maintenance proposal. Peggy Steele seconded the motion. The motion carried unanimously.

After Board discussion of comparative bids, Ron Fischer made a motion to approve Terracare's 2017/2018 Snow Maintenance proposal. Peggy Steele seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve ECC's proposal to repair roof on the north side of 5897 W. Atlantic Place, cost \$2,800 plus any structural or unknown issues. Peggy Steele seconded the motion. The motion carried unanimously.

The results of the August parking study were reviewed. The two obvious findings were the experiment did reduce pressure on street parking on Pacific Circle in the single family neighborhood and on any given night there were little to no available visitor spaces on the Atlantic Place side of the SunPointe Community. All "Loop Road" and SunPointe II visitor spaces were full most nights.

The Board re-affirmed the email vote to approve A-Fast Patch proposal to repair damaged driveway asphalt for \$3,300.00.

Ron Fischer made a motion to pre approve funds to make repairs to the south garage wall at 5835 W. Atlantic Place not to exceed \$10,000. DRS Engineering Contractors will make the repairs to the wall. Barb Quist seconded the motion. The motion carried unanimously.

The Board approved the request of Mr. DiLoreto, of 5829 W. Atlantic Place, request to mount a satellite dish to the exterior of the building.

Next meeting tentatively scheduled October 10, 2017 at 6:30 PM at The Link Recreation Center, 1295 South Reed St., Lakewood, CO 80232.

The meeting was adjourned at 8:57 PM.