

# SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

## Meeting Minutes December 5, 2017

Ron Fischer called the meeting to order at 6:15 PM, December 5, 2017, at The Link Recreation Center, 1295 South Reed Street, Lakewood, CO 80232.

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

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

Open Forum: No one for open forum.

Barb Quist made a motion to approve the November 1, 2017 minutes as amended. Peggy Steele seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through November 20, 2017, and November bank reconciliation were given to Barb Quist prior to the meeting.

Ron Fischer made a motion to write off \$136.27 to bring the Pascal collections account to a close with the Association's attorney. Ernie Dunn seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the second draft of the proposed 2018 budget without change. Peggy Steele seconded the motion. The motion carried unanimously.

The Board reviewed comments from residents regarding the proposed changes to the Rules and Regulations of the Association. The Board will make a final review of grammar and punctuation changes as submitted by Peggy Steele at the January meeting.

The Board discussed dates and topics for the 2018 Annual Owner's Meeting. The Board requested Precision Management to query the Lakewood Cultural Center for open dates of February 28, and March 7, 2018. Further discussion on topics for the Annual Meeting will be discussed at the January Board of Directors meeting.

The Board reviewed the finding of the patio survey from Hunter Engineering.

The Board will continue (along with management) to monitor pet rule violations at 5889 W. Atlantic Place. If violations persist the Board may take legal action against the owner.

The Board requested a letter be sent to 5830 W. Atlantic Place regarding the starting of bathroom demolition/remodel and window replacement without prior written permission from the Board of Directors. The letter will state that fines of \$20.00 each may be assessed pending a request of a hearing before the Board of Directors.

The design review request by Mr. and Mrs. Evans of 5828 W. Atlantic Place, to replace windows in the unit was approved provided permits from the City of Lakewood are pulled, certificate of insurance from the installing contractor is submitted to the Association's management company, windows have same grid pattern, color, and function (like for like), and fit the existing opening without modifications to the building.

The design review request by Mr. and Mrs. Taylor of 5745 W. Asbury Place, to install a new storm door was approved.

Next meeting tentatively scheduled January 9, 2018 at 6:30 PM at The Link Recreation Center, 1295 South Reed St., Lakewood, CO 80232. This date is subject to change due to Board Member scheduling issues.

The meeting was adjourned at 8:32 PM.

Final