

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

**Meeting Minutes
January 9, 2018**

Ron Fischer called the meeting to order at 6:23 PM, January 9, 2018, at The Link Recreation Center, 1295 South Reed Street, Lakewood, CO 80232.

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

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

Open Forum: No one for open forum.

Ernie Dunn made a motion to approve the December 5, 2017 minutes as amended. Barb Quist seconded the motion. The motion carried unanimously.

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

Ron Fischer made a motion to approve three options for payments by a delinquent homeowner to pay outstanding amounts owed: Pay in full by January 31, 2018, 6-month installments or 12-month installments. Barb Quist seconded the motion. The motion carried unanimously.

Revised Rules and Regulation with final grammar errors will be sent out to Board for final review.

Topics for 2018 Annual Meeting were discussed. Draft of meeting outline will be presented at the February Board Meeting.

Covenant Violations for dog waste on the patio of 5889 W. Atlantic Place will continue to be issued as long as the problem continues. Board requested Management contact Lakewood Health Dept. and Lakewood Animal Control to see what help they may provide in resolving the problem. A letter will be sent to the owner stating the Board will seek a legal solution, if the owner doesn't take action against the renters.

Ron Fischer made a motion to issue two fines of \$20.00 each against the owner at 5830 W. Atlantic Place for failure to obtain Board approval prior to obtaining permits and starting work on window replacement and bathroom remodel as required by Article 9 of the Associations Amended Declarations. Ernie Dunn seconded the motion. The motion carried unanimously. NOTE: The owner did not request a hearing before the Board.

Ron Fischer made a motion to approve ECC paint and siding repair proposal for buildings 37, 38, 39, 40, 44, and 45 for a total of \$53,400. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Chieftain Construction's proposal to replace the wood cover over the upper pool deck for a total of \$7,717.86 (there may be some increase in material costs and depending on the condition of the wood). Ernie Dunn seconded the motion. The motion carried unanimously.

The Board was presented with a proposal from Water on The Rocks to replace the skimmer box for \$1,500.00. The Board will look at the box in the spring and determine if the repair should be made or reviewed again at a later date.

Barb Quist made a motion to renew HindmanSanchez retainer agreement for \$195 per month and with the traditional collections option. Ernie Dunn seconded the motion. The motion carried unanimously.

The Board denied Mr. Anderson of 5738 W. Atlantic Place request to install an exterior surveillance camera. The Board needs more information about resolution, angle of view, placement and resulting view and to consult with the Association's attorney about possible ramifications for such an installation.

Next meeting date is set for February 13, 2018 at 6:30 PM at the Link Recreation Center.

The meeting was adjourned at 8:46 PM.

Final