

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes April 10, 2018

Ron Fischer called the meeting to order at 6:29 PM, April 10, 2018, at The Link Recreation Center, 1295 South Reed Street, Lakewood, CO 80232.

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

Barb Quist made a motion to approve the agenda with the addition of Republic Services robo call about new trash pick up day. Peggy Steele seconded the motion. The motion carried unanimously.

Open Forum:

- Laura Walter of 5714 W. Atlantic Place made a presentation on expanding parking opportunities for SunPointe II residents. She handed out copies of her proposal, including the number of spaces to lease and the priorities for selecting those of leasing. The Board will take the proposal under consideration with the full Board present.
- Pamela and Jon Kroengerger of 5889 W. Atlantic Place presented their Design Review Requests for a gas fire pit and gas line on their front patio; installation of a new furnace, A/C unit and water heater, for the condenser unit to be placed outside their back patio wall on the east side of the unit in the common element and in the shrub; and for the installation of the a new hot tub on their back patio; renovation of the up stairs master bathroom, moving sewer line and removing tub and shower.
- Mark McFadden of 5868 W. Asbury Place presented his Design Review Request for epoxy or tile on the front patio and to epoxy or paint the garage floor.

All open forum guests left once the Board started the agenda.

Peggy Steele made a motion to approve the March 13, 2018 minutes with minor corrections. Ron Fischer seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through March 31, 2018, and March bank reconciliation were given to Barb Quist prior to the meeting.

Ron Fischer made a motion to waive interest and half of the late fees for 5831 W. Atlantic Place if they paid past due assessments plus April assessments by April 20, 2018. It will be a one time offer only and if they fall behind again all fees and interest will apply. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to not allow SunPointe Common Maintenance Association post signs about Loop Road parking on existing SunPointe II signposts. Peggy Steele seconded the motion. The motion carried unanimously.

More discussion about appointing members to the SunPointe Commons Board will be held at the next meeting with the whole Board in attendance.

Ron Fischer made a motion to approve J-n-J's Roofing proposal to make minor repairs to buildings 4, 5, 6, 15 and 19 for \$5,784.00. Barb Quist seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve Schulhoff Tree and Lawn's proposal to clean up storm damage from March 27, 2018 for \$685.00. Peggy Steele seconded the motion. The motion carried unanimously.

Some residents received robo calls from Republic Services, the Association's trash and recycling provider stating that the collection day would change. The Republic Services rep. confirmed just prior to the meeting that the collection day would change to Mondays instead of Wednesdays.

Barb Quist made a motion to approve Ms. Archer's of 5857 W. Asbury Place, request to rent her property after the fact, without penalty, provided she present vehicle plates and descriptions as outlined in the Association's Governing documents, confirm her current contact address and phone number and verify the new tenants have all the Association's governing documents. Ron Fischer seconded the motion. The motion carried unanimously.

Design Reviews:

Ms. Grommet of 5897 W. Atlantic Place was granted her Design Review Request for replacement windows on the bottom row west side and replacement glass on the two windows over the garage of their unit with stipulations.

Ms. Simpson of 5881 W. Atlantic Place was granted her Design Review Request for installation of a new storm door with stipulations. Ms. Simpson also inquired about a new coat of paint on her front door at her expense once the paint crew arrives to perform work during the 2018 paint cycle.

Mr. McFadden of 5868 W. Asbury Place was denied his request to epoxy the front patio. But was given permission to apply paint or epoxy to the garage surface extending to the driveway.

Mr. Gardner of 5830 W. Atlantic Place request to building out his basement and demo existing stud walls was denied pending more detailed drawings showing wall installation, location of bathroom fixtures, electrical details and access doors for pressure reducing valve and unit water shut off etc.

Mr. Gardner of 5830 W. Atlantic Place request to re-landscape the west side of the unit just south of the entry sidewalk was denied. The Board did appreciate the Gardner's willingness to volunteer labor and pay for the project.

Mrs. Kroneberger of 5889 W. Atlantic Place

- Gas line to front patio and open tabletop fire pit was denied for safety and insurance reasons.
- Furnace, A/C and Water Heater were approved with conditions. A/C condenser unit must stay in back patio where existing unit sits, two fresh air returns are allowed on front patio with dryer type hoods, permits and proof of insurance are required.
- Gas fireplace insert was approved with conditions. Permits and proof of insurance required and the venting must use existing chimney chase.
- Second floor master bath remodel and hot tub in back patio were tabled pending further review by the Board.

The meeting was adjourned at 8:54 PM.