

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes May 15, 2018

Ron Fischer called the meeting to order at 6:31 PM, May 15, 2018, at The Link Recreation Center, 1295 South Reed Street, Lakewood, CO 80232.

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

Barb Quist made a motion to approve the agenda with the addition of ECC \$950.00 change order for patio wall repair. Ernie Dunn seconded the motion. The motion carried unanimously.

Open Forum:

- Mark McFadden of 5868 W. Asbury Place presented (for the second time) his Design Review Request for epoxy or tile on the front patio and to epoxy or paint the garage floor.
- Michelle and Katarzyna Tegowski 5834 W. Asbury Place requesting permission to install a trex deck and questions about the Association.

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

Ron Fischer made a motion to approve the April 10, 2018 minutes with minor corrections. Barb Quist seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through April 30, 2018, and April bank reconciliation were given to Barb Quist prior to the meeting.

Ron Fischer made a motion to appoint Barb Quist to the SunPointe Common Maintenance Board of Directors and replace Ray Garcia who would like to step down from the SunPointe Common Maintenance Board. Ernie Dunn seconded the motion. The motion carried unanimously.

Ernie Dunn made a motion to accept Schulhoff Tree and Lawn's proposal to treat all ash trees selected by the Board in 2017 for Emerald Ash Borer Beetle for \$5,312.00. This treatment will occur ever two years or as directed by the Board of Directors. Barb Quist seconded the motion. The motion carried unanimously.

The Board reviewed the parking leasing suggestions by Ms. Walters at the last meeting. The Board asked that a list of possible requirements for leasing be drafted for review by the Board and sent to the Association's attorney for suggestions and review.

Owner at 5889 W. Atlantic Place request to install a hot tub for therapeutic reasons was discussed. Permission would be granted with conditions. Letter to be drafted and reviewed by the Board and the Association's attorney prior to being sent to homeowner.

Ron Fischer made a motion to approve Terracare's proposal for needed irrigation repairs totaling \$1,525. Ernie Dunn seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve ECC's change order totaling \$950.00 to repair patio wall at 5716 W. Asbury Place. Rotting posts were discovered when preapproved top rail repairs were being made. Dennis Jerger seconded the motion. The motion carried unanimously.

Owner at 5889 W. Atlantic Place was given permission to install two "dry vent" type fresh air returns to meet code for installation of a new furnace. Once installation was complete the contractor had installed ductwork on the exterior siding of the unit. The Board requested a letter be written informing the owner the Association will not be responsible for damage to the ductwork during siding improvements, painting or other maintenance issues. The owner will be responsible for the repair or replacement costs of the ductwork made outside the approved work.

Design Review Requests:

The Board denied the window replacement request of Mr. Corey Robinson of 5861 W. Atlantic Place request to replace windows on the unit. The Board found the proposal would significantly alter the existing appearance of the unit by converting three row windows to only two on the large east facing three tiered window set.

The Board approved window replacement request of Mr. and Mrs. Reagh of 5877 W. Atlantic Place. The owner was given permission to replace all the windows in the unit and converting the window to the south of the chimney to a single unit and the quarter round to the north of the chimney to a single unit.

Mr. and Mrs. Patterson of 5762 W. Asbury Place were given permission to install three tall grasses in the rock area to the west of their unit. The owners will have to request utility locates and will be responsible for hand watering the grasses for the first summer season of installation. The Association will take over maintenance of grasses after they are established.

The Board approved Mr. Fischer's request of 5862 W. Asbury request to plant an blaze autumn maple at his and two other neighbors expense to the north of units 5860 and 5858 W. Asbury Place. Once planted the Association will take over care and maintenance. NOTE: Mr. Fischer abstained from voting.

The Board denied Mr. and Mrs. Evans of 5828 W. Atlantic Place request to remove healthy juniper bush and replace it with another plant. The Board noted that the existing plant is still healthy and there is no longer irrigations to this area. The Board also expressed concern over damage to tree roots and shallow Comcast Cable lines.

The Board approved the installation of a trex deck request by Michelle and Katz Tegowski of 5854 W. Asbury Place over existing rock. The Board did express concern over the proposed depth of the footers to support the deck. The Board will research the 3-foot depth before sending a letter of approval.

The meeting was adjourned at 8:54 PM.