

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

Meeting Minutes
October 18, 2018

Ron Fischer called the meeting to order at 6:29 PM, October 18, 2018, at the Link Recreation Center, 1295 South Reed Street, Lakewood, CO 80232.

Attending: Barb Quist, Ron Fischer, Dennis Jerger, Ernie Dunn, Peggy Steele, and Brian Gadbery, Manager. Quorum was reached.

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

Sharon Behm of 5853 W. Atlantic Place read a statement to the Board saying it was not their (Steve) intent to upset the Board or disregard the rules pertaining to renovations of their unit. They were not aware of the need for permission to remodel the bathroom and to upgrade the electrical panel. After reading the statement Mrs. Behm left the meeting.

Barb Quist made a motion to approve the September 4, 2018 meeting minutes as written. Ernie Dunn seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through September 28, 2018, and September bank reconciliation were given to Barb Quist prior to the meeting.

Common Maintenance Report:

Barb Quist, representative to the SunPointe at Lakewood Estates Common Maintenance Association Board, made a short presentation to the SunPointe II Board. She informed the Board that the Commons Board was having a Board Meeting October 25 at the Englewood library. A new estimate for sealing the loop road and making repairs to the road surface, curb and gutter, drain pans and option to sandblast remaining yellow paint from the curb had increased. Most of the increase was due to the cost of sandblasting, in excess of \$10,000.

Discussion on the possibility of leasing visitor parking spaces was tabled.

Ron Fischer made a motion to affirm email approval of replacing leaking skylight at 5760 W. Asbury Place for \$610.00. Dennis Jerger seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve J-n-J's Roofing proposal to apply ice and water shield to the north side of Building 18 at time of re-roofing for \$860.00. Ron Fischer seconded the motion. The motion carried unanimously.

Ernie Dunn made a motion to approve J-n-J's Roofing proposal to clean gutters for 2018 at a cost of \$5,860. Peggy Steele seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve ECC 2019 Paint and Building Repair proposal for Buildings 1, 2, 16, 17, 20 and 21 for \$124,400. Peggy Steele seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve DRS Engineering Contractors proposal to improve drainage, replace, patios, patio walls, and retaining wall on Building #2 5879, 5881, 5883, and 5885 W. Atlantic Place for \$101,354 in the Spring of 2019. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve DRS Engineering Contractors proposal to improve drainage, replace patio, patio walls at three additional patios at 5736 W. Asbury Place, 5760 W. Asbury Place and 5770 W. Asbury Place for \$59,524 in the Spring of 2019. Peggy Steele seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Precision Management's 2019 contract with an increase of \$100 per month. Peggy Steele seconded the motion. The motion carried unanimously.

Dennis Jerger made a motion to approve Terracare's 2018/2019 snow removal contract pending attorney review. Peggy Steele seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve Hunter Engineering's proposal to draft designs for drainage and patio replacement plans for 5736, 5760, 5770, 5888 and 5890 W. Asbury Place at a cost not to exceed \$3,000 without written approval from the Board. Dennis Jerger seconded the motion. The motion carried unanimously.

Ernie Dunn made a motion to approve the proposed 2019 SunPointe II Budget and Homeowner Ratification Meeting for December 3, 2019 at 7PM at the Link Recreation Center as written. Barb Quist seconded the motion. The motion carried unanimously.

The Board discussed an amendment to the Declarations to reduce the number of leased units allowed in the community.

The Board discussed Kilgore proposal to crack seal, seal coat and mark SunPointe II driveways in 2019. Another proposal will be solicited.

The Board confirmed the Association's 2014 offer to split the cost of roof heat cable installation. With the exception of the cost of demolition and repair of finished basement and upgrade to electrical panels.

The Board approved the request by Logan Thurman of 5844 W. Atlantic Place to lease the unit.

The Board approved the request by Yara Fedde for 5714 W. Asbury Place to lease the unit.

The Board agreed to a fine of \$20 pending written request for a hearing before the Board for covenant violation of Mr. and Mrs. Behm of 5853 W. Atlantic Place for not submitting a design review request prior to remodeling of bathroom, installation of jet tub and replacing electrical panel and meter.

Remaining Design Review Requests at 5883 W. Atlantic Place, 5709 W. Asbury Place, 5825 W. Atlantic Place and request and covenant violation at 5718 W. Atlantic Place were tabled due to time constraints.

Next meeting set for November 13, 2018, 6:30PM at the Link Recreation Center (tentative).

The meeting was adjourned at 8:58 PM.