

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

Meeting Minutes
November 14, 2018

Ron Fischer called the meeting to order at 6:25 PM, November 14, 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. Dennis Jerger seconded the motion. The motion carried unanimously.

No owners present for open forum.

Barb Quist made a motion to approve the October 18 and October 26, 2018 meeting 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 October 31, 2018, and October 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, stated the SunPointe Common Maintenance Board had a Board meeting on October 25, 2018. Only SunPointe II Representatives were present at that meeting. The Common's Board approved the loop road and entrance seal coat and markings for 2019. The Common's Board will keep RMM for parking monitoring. The Common Boards next meeting will be in February 2019.

Ron Fischer made a motion to send draft language regarding leasing of visitor parking spaces to SunPointe II owners to the Association's attorney for review. Peggy Steele seconded the motion. The motion carried unanimously.

The Board discussed changing the current rental cap of 30% to 15%. The Board will include this as a topic at the 2019 Annual Meeting.

The Board discussed Terracare's 2018/2019 proposed grounds contract. The Board would like to include language about location of courts and awarding of fees to the contract. The Board wanted to see if Terracare would reduce the cost of hand mowing with small 24 inch mowers in areas between buildings 34 to 39 to \$80.00 each visit. Comments to be sent to Terracare for comment.

Ron Fischer made a motion to approve Lee Public Accounting's 2017 Audit Findings. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Lee Public Accounting's 2018 Audit and Tax Prep for \$2,300.00. Peggy Steele seconded the motion. The motion carried unanimously.

The Board requested that Manager Brian Gadbery contact Pat Wilderotter of CCIG insurance to see if she could help in resolution of repairs to the Jewell Street fence damaged in an October 24, 2018 traffic accident. Mrs. Wilderotter will contact the representative of Progressive Insurance provided by Manager Brian Gadbery.

Ron Fischer made a motion to transfer \$50,000 from the Association's Operating Account to the Association's Reserve Account. Peggy Steele seconded the motion. The motion carried unanimously.

The Board allocated \$200 to add holiday decorations to the Iliff entrance to SunPointe II. Barb Quist will shop for decorations.

The Board discussed the outline for the December 3, 2018, Budget Ratification Meeting.

Covenant Issues:

The Board requested that Management send a notice to the owner at 5868 W. Asbury Place to fill out a Design Review Request for the already installed "Ring" surveillance camera and doorbell.

The Board reviewed the email from Ms. Ball at 5855 W. Atlantic Place outlining current issues, which do not allow her to walk and clean up after her dog. The Board, after discussion, would allow for a purposely-designed dog potty to be purchased by the owner. The Board would prefer the indoor dog potty be used as intended indoors, however the owner may use it in the back patio of her unit only. The Board demanded that the sod in the common element and in the back patio be removed and disposed of properly. The owner will have to clean up the solid dog waste daily. The current use of a "stake out" leash must be removed. The dog may not be left unattended on the patio or allowed to wonder outside of the patio, on or off leash. Failure by the owner to follow the request will result in fines.

The Board approved the leasing request by Ms. Kong of 5746 W. Atlantic Place.

Next meeting for December was not set at close of the meeting.

The meeting was adjourned at 8:55 PM.