

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

Meeting Minutes
December 3, 2018

Ron Fischer called the meeting to order at 7:10 PM, December 3, 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 was not in attendance.

Barb Quist made a motion to approve the agenda with the agenda item of Parking Leasing be tabled. Dennis Jerger seconded the motion. The motion carried unanimously.

Open Forum: Some owners stayed for the meeting who were also in attendance for the 2019 Budget Ratification Meeting, which preceded the Board Meeting. A question was asked about replacing smoke detectors.

The Minutes of the November 14, 2018 Board Meeting were tabled for review.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through November 30, 2018, and November bank reconciliation were not ready at the time of the meeting and will be given to Barb Quist later in December.

Common Maintenance Report:
There was nothing to report.

Leasing of community visitor parking spaces was tabled. Board is waiting on review by the Association's attorney of proposed requirements and rules for leasing of common area parking.

Reducing the number of leased units as outlined in the current Declarations was tabled.

Ron Fischer made a motion to approve the 2018/2019 Terracare Grounds Maintenance contract with the addition of attorney fee and location of courts in case of dispute. Ernie Dunn seconded the motion. The motion carried unanimously.

An insurance claim with the drivers insurance (Progressive) has been filed. Management is waiting on response from agent at Progressive Insurance.

Ron Fischer made a motion to again deny Mr. McFadden's request to apply epoxy on the front patio. Barb Quist seconded the motion. The motion carried unanimously.

Dennis Jerger made a motion to approve installation of "Heat Cable" per the architectural review and agreement, Mr. and Mrs. Evans of 5828 W. Atlantic Place. Mr. and Mrs. Evans will sign the proposal and agreement. The Association will reimburse Mr. and Mrs. Evans 50% of the cost of installation. Mr. and Mrs. Evans will submit the final invoice for payment. Barb Quist seconded the motion. The motion carried unanimously.

The Board requested Manager Brian Gadbery to contact Mr. Wheeler of 5865 W. Atlantic Place to obtain a copy of the invoice to clean out sewer line from 5867 W. Atlantic Place to main line.

Ron Fischer made a motion not to lower the flag to half-staff for President Bush's funeral sighting that private organizations are not required to lower flags to half-staff. Barb Quist seconded the motion. The motion carried unanimously.

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

The meeting was adjourned at 7:59 PM.

Final