

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

**Meeting Minutes
January 9, 2019**

Ron Fischer called the meeting to order at 6:27 PM, January 9, 2019, at the Link Recreation Center, 1295 South Reed Street, Lakewood, CO 80232.

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

Ron Fischer made a motion to approve the agenda as written. Barb Quist seconded the motion. The motion carried unanimously.

Open Forum: Kevin Thistle arrived at 6:53 PM to discuss plant hangers and leaving pipes from non-approved design request installed after repeated requests to remove the pipes.

Barb Quist made a motion to approve the November 14, 2018 Board Meeting minutes as written. Peggy Steele seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the December 3, 2018 Board Meeting minutes as written. Barb Quist seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve the December 3, 2018 Budget Ratification Meeting minutes as written. Peggy Steele seconded the motion. The motion carried unanimously.

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

Common Maintenance Report:

Barb Quist reported that there was over \$134,000 in the Common Maintenance Association bank accounts.

The possible leasing of some SunPointe II visitor parking spaces was tabled.

The possibility of reducing the percentage of unit, which can be leased in the Declarations, was tabled.

Ron Fischer made a motion to reimburse William Wheeler of 5865 W. Atlantic Place for the cost of inspecting the service sewer line at units 5867 and 5865 W. Atlantic Place after there was a back up in the main line in late November. The cost of \$195.00 will be reimbursed. Peggy Steele seconded the motion. The motion carried unanimously. NOTE: The main line was cleared by Bancroft-Clover in November and the contractor inspecting the service line found no problems with the line.

Jewell Street fence vehicle impact damage is still not resolved with the driver's insurance company.

Ron Fischer made a motion to approve Altitude Law's (formally HindmanSanchez) retainer proposal. Barb Quist seconded the motion. The motion carried unanimously.

The Board asked Precision Management to send letters to the owners of 5877 W. Asbury and 5846 W. Asbury Place to voluntarily remove unapproved plant hanger stands and light stands. The owners should have requested permission to erect the stands. No permission was requested by the owners nor was it given by the Board. Ron Fischer made the motion. Peggy Steele seconded the motion. The motion carried unanimously.

The Board choose Wednesday March 13, 2019 to hold the Annual Homeowners Meeting. Location is the Lakewood Cultural Arts Center at 7PM. The Board authorized four \$25 gift cards to be purchased as door prizes for those who attend. A gift of \$25 would also be given to Mrs. Strunk for her work with the pool and entry flowers.

The Board will respond to Ms. Reilly's letter concerning dog poop, Anderson Windows sales people. Mr. Fischer will draft a response to the letter for review by the Board.

Letter will be sent to the owner of 5883 W. Atlantic Place demanding proper grids be placed in the newly replaced windows.

Ron Fischer made a motion to approve Mr. McFadden's request to install a "Ring" surveillance doorbell. Mr. McFadden's request came after the installation of the doorbell. Barb Quist seconded the motion. The motion carried unanimously.

Open Forum:

Mr. Thistle of 5876 W. Asbury Place addressed the Board about the denial of his design review request to install a hand crafted plant hanger.

Mr. Thistle disagreed with the Board's decision. He pointed out that others in the community have hand made plant stands. The Board pointed out that these two owners should have requested permission prior to installing the stands. Mr. Thistle admitted that he was playing games with the Boards request to remove the partially installed plant stands. Mr. Thistle said "my wife said that I was being passive aggressive by decorating the posts and removing just the PVC pipe and not the metal pipe too." Mr. Thistle said all he wanted to do was display some flowers in time for spring planting. He said he would buy shepherd hooks to install. When asked how many he could not say. Mr. Thistle said, "frankly, I have read all the Association's documents and I don't see that I need permission to install plant hangers."

After Mr. Thistle left the Board tabled review of the \$50.00 fine for not removing the posts of the unapproved plant stand as requested. The Board wanted the input of the two absent Board Members. The Board did request that Mr. Thistle turn in a Design Review Request for the installation of shepherd hooks so there would be no misunderstanding on the number to be installed and how they would be installed on the patio.

Next meeting set for March 1, 2019 at the Link Recreation Center. Other meetings scheduled for April 9, 2019 and May 14, 2019.

The meeting was adjourned at 8:03 PM.