

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

**Meeting Minutes
March 1, 2019**

Ron Fischer called the meeting to order at 4:55 PM, March 1, 2019, at the Link Recreation Center, 1295 South Reed Street, Lakewood, CO 80232.

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

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

Barb Quist made a motion to approve the January 9, 2019 Board Meeting minutes with minor changes. Peggy Steele seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through February 29, 2019, and February bank reconciliation were given to Barb Quist prior to the meeting.

Common Maintenance Report:

Loop Road will be seal coated this spring, concrete drain pans and potholes repaired.

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.

Jewell Street fence vehicle impact damage is still not resolved with the driver's insurance company. The driver's insurance says they will settle for only 50% of the repair costs to repair the Jewell street fence. Progressive Insurance also states that the claim is in arbitration and there will not be a settlement for the next two to four months.

Two bids were obtained to repair the sewer line on the north end of Building 3 5865 W. Atlantic Place. The Board asked for at least one more bid to be obtained. Management contacted 6 contractors of which only 2 responded.

Regarding the sewer line replacement the Board did discuss the needed removal of the patio at 5865 W. Atlantic Place to allow access to the line. The Board would use DRS Engineering Contractors to remove the patio and replace it and at the same time use the DRS to repair the Jewell Street Fence.

Ron Fischer made a motion to approve Schulhoff Tree and Lawns tree treatment proposal for 2019 and pay the prepaid option for \$1,175.76. Peggy Steele seconded the motion. The motion carried unanimously.

Barb Quist made a motion to send letters to owners at 5877 and 5846 W. Asbury Place stating the Board was disappointed in the owner's refusal to voluntarily remove unapproved plant hangers. The letter will also state that no other items may be hung from the existing hanger and no other stands or other

structures may be erected without submission of a Design Review Request and written permission from the Board of Directors. Dennis Jerger seconded the motion. The motion carried unanimously.

The 2019 Association calendar was approved with the following events. Other events may be added.

- Pool open Saturday, May 18.
- No Garage sale.
- Volunteer Day Saturday, May 18 and have roll-off for residents to use.
- Pool BBQ June 1
- Pool BBQ Sept 7
- Pool closed Sept 8

The Board was informed of the proposed 260-unit apartment complex, which will occupy the White Fence Farm site. The Board will support other neighborhood associations in working with developer to make changes to the proposal. The overall concerns are traffic, parking and environmental impact.

Board agreed to try a chalk on the sidewalk campaign to encourage dog owners to pick up after their pets.

The Board approved using cones and landscape timbers to prevent drivers from driving over the grass in front of building 15.

The request by Ms. Ewing of 5834 W. Atlantic Place to replace windows in the main living area on the first floor north and south windows was approved.

The request by Ms. DeBell of 5753 W. Asbury Place to use the picnic area of the pool for a Bunco game gathering was approved provided there was no alcohol brought to the pool area, all chairs and table placed back in the original location and all trash picked up.

The request by Juan Zhen and Langang Tan of 5746 W. Atlantic Place to lease the unit was approved.

The request by Ms. Clouser of 5723 W. Asbury Place to install a radon removal system was denied for lack of information.

The request by Mr. Thurman's to waive the \$20.00 fine for the tenants of the unit not removing holiday lights as request was denied. The fine of \$20.00 will stand. The written request from Mr. Thurman was used at the hearing due to the fact Mr. Thurman lives out of state.

The request by Mr. Thistle to waive the \$50.00 fine for not removing unapproved plant stand was waived. The Board noted that the stand was removed. The \$20.00 fine is payable.

The April 9, 2019 meeting is cancelled and a new date for the meeting will be found.

The meeting was adjourned at 6:47 PM.