

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

**Meeting Minutes  
May 14, 2019**

Ron Fischer called the meeting to order at 6:54 PM, May 14, 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. Ernie Dunn did not attend the meeting. Quorum was reached.

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

Barb Quist made a motion to approve the April 10, 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 April 30, 2019, and April bank reconciliation were given to Barb Quist prior to the meeting.

Common Maintenance Report:  
No updates.

The Board will step up enforcement of existing parking rules.

The Board will have a dedicated meeting to discuss the possibility of leasing a limited number of visitor parking spaces to owners.

Ron Fischer made a motion to have Altitude Law draft an amendment to the Declarations and ballot information to reduce the number of leased units from the current 30% to 15% (48 to 24 units). Peggy Steele seconded the motion. The motion carried unanimously.

Barb Quist made a motion to accept Progressive Insurance's settlement offer of \$3,936.51, from October 2018 damage to the Jewell Street fence. Peggy Steele seconded the motion. The motion carried unanimously.

Peggy Steele made a motion to approve Arapahoe Security proposal to replace the tennis court keycard lock for \$1,800. Dennis Jerger seconded the motion. The motion carried unanimously.

The 2019 Annual Meeting Minutes Draft were reviewed by the Board.

Volunteer Day activities are as follows:

Plant flowers in pool planters and unsponsored address signs. Install 260 square feet of sod north of 5856 Asbury Place. Pull weeds and replace landscape rocks around planter beds.

Ron Fischer made a motion to purchase "fire lane no parking" signs for approximately \$300. Signs will be installed on the driveway between buildings 2 and 4. Barb Quist seconded the motion. The motion carried unanimously.

The request by Elinor Campbell of 5885 W. Atlantic Place to replace “hail damaged” windows as she claimed a previous Board had promised years ago was denied. Neither management nor the Board could find any such promise nor has there been any hail damage claim for windows since 2005 by any owner.

The design review request by Stolpa of 5867 W. Atlantic Place to replace the top two tiers of west facing windows was approved.

The design review request by NRB Homes of 5842 W. Atlantic Place to remove existing jet tub and install sink, shower, bath, and toilets in the second floor master bathroom was approved provided the owner allowed inspection by Board Members and Management prior to demolition, after demolition of jet tub and inspection of completed project. City of Lakewood Building permit is required.

The design review request by Chichester of 5822 W. Atlantic Place request to install new fresh air return (combustion air), furnace and A/C was approved.

The design review request by Zuniga of 5836 W. Atlantic Place request to replace storm door was approved.

Tentative location and date of next meeting is June 11, 2019 at the SunPointe II Pool

The meeting was adjourned at 8:50 PM.

Final