

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

**Meeting Minutes
June 18, 2019**

Ron Fischer called the meeting to order at 6:25 PM, June 18, 2019, at the SunPointe II Pool, 5885 W. Asbury Place, Lakewood, CO 80227.

Attending: Barb Quist, Ron Fischer, Peggy Steele, Dennis Jerger, Ernie Dunn, and Brian Gadbery, Manager. Quorum was reached.

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

Pat Wilderotter of Cherry Creek Insurance Group gave a presentation on the Association's insurance coverage and option for 2019/20. The Board asked a few questions and would consider the options presented later in the meeting.

Ron Fischer made a motion to approve the May 14, 2019 Board Meeting minutes with minor changes. Barb Quist seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve the May 21, 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 May 31, 2019, and May bank reconciliation were given to Barb Quist prior to the meeting.

Common Maintenance Report:
No updates.

The Board reviewed draft leasing of a limited number of visitor spaces by the Association's attorney Elina Gilbert of Altitude Law. The Board asked if motorcycles should be included in the document.

The Board requested that management ask the attorney if the Association could demand that monthly assessments by owners be required to enter into a direct withdrawal program.

The Board approved language and voting material to amend the Declarations to reduce the number of rentals from 30 percent to 15 percent. Information and ballot will be sent out in mid July. Owners will be given 30 days to return the ballot by mail. Sixty-seven percent of the owners will have to vote in favor of the change for the amendment to take effect.

Ron Fischer made a motion to return overpayment of insurance claims for Jewell Street fence vehicle impact damage in October 2018 to All State Insurance Company. Peggy Steele seconded the motion. The motion carried unanimously.

Precision Management will talk with the Allstate rep to determine how to return overage or if Allstate Insurance will accept the return.

Barb Quist made a motion to approve DRS Engineering Contractors proposal to replace wooden window wells on Building 2 for a cost of \$10,046.00. Dennis Jerger seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve DRS Engineering Contractors proposal to replace metal window wells, which had rusted through at 5736 W. Asbury Place for \$2,832.00. Peggy Steele seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to accept Travelers Insurance proposal for 2019/20 insurance and increase the deductible limit to \$10,000 as well as the other coverages as presented by Pat Wilderotter of Cherry Creek Insurance Group. Peggy Steele seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Schulhoff Tree and Lawns 2019 tree trimming proposal for \$4,800. Peggy Steele seconded the motion. The motion carried unanimously.

The design review request by Sumner of 5857 W. Asbury Place to replace windows as outlined was approved.

The design review request by Jones of 5709 W. Asbury Place to move A/C condenser unit was denied.

The design review request by Stienbacher of 5744 W. Asbury Place to install "Ring" doorbell was approved.

Tentative location and date of next meeting is July 9, 2019 at the SunPointe II Pool

The meeting was adjourned at 7:57 PM.