

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

**Meeting Minutes
July 9, 2019**

Ron Fischer called the meeting to order at 6:25 PM, July 9, 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.

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

Ron Fischer made a motion to approve the June 18, 2019 Board Meeting minutes with minor changes. Barb Quist seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through June 30, 2019, and June bank reconciliation were given to Barb Quist prior to the meeting.

Common Maintenance Report:

Loop Road repairs and seal coat will start in the first or second week of September.

The Board reviewed the latest draft for the leasing of a limited number of visitor spaces, by the Association's attorney Elina Gilbert, of Altitude Law. The Board elected to not include motorcycles as occupying a space in the garage and exclude them as being able to park in a leased space.

Ron Fischer made a motion to mail out ballots and information on July 18, 2019 to amend the Declarations. The amendment will reduce the number of possible leased units to 15% from 30% (24 units from 48 units). Ballots will be due on August 17, 2019 at 5PM. The Association will need 67% or 109 yes votes to pass the proposed change to the Declarations. Barb Quist seconded the motion. The motion carried unanimously.

The Board will conduct community inspections on July 16, 2019 at 7am.

Ernie Dunn made a motion to approve \$401.80 for new metal signpost to mount visitor-parking signs. Peggy Steele seconded the motion. The motion carried unanimously.

The Terracare proposal to remove dead plant material around the complex for \$2,185 was tabled pending inspection of locations.

The Board discussed moving seal coating of driveways to 2020 due to low reserve numbers.

Ron Fischer made a motion to approve Mr. Richardson's request to replace the garage door at 5737 W. Asbury Place. Mr. Richardson will be required to paint the door to match the building at his expense. Barb Quist seconded the motion. The motion carried unanimously.

Tentative location and date of next meeting is August 20, 2019 at the SunPointe II Pool

The meeting was adjourned at 8:19 PM.

Final