

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

**Meeting Minutes  
August 20, 2019**

Ron Fischer called the meeting to order at 6:25 PM, August 20, 2019, at the SunPointe II Pool, 5885 W. Asbury Place, Lakewood, CO 80227.

Attending: Barb Quist, Ron Fischer, Dennis Jerger, Ernie Dunn, and Brian Gadbery, Manager. Quorum was reached. Peggy Steele resigned from the Board of Directors prior to the meeting.

Barb Quist made a motion to approve the agenda with the addition of Reserve Projects for 2020. Dennis Jerger seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the July 9, 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 July 31, 2019, and July bank reconciliation were given to Barb Quist at the meeting.

**Common Maintenance Report:**

Loop Road repairs will start the first week of September with sealcoating of the Loop Road and entrances to start on Monday September 9, 2019.

Ron Fischer made a motion to advance September and October Transfer to Reserves totaling \$30,830 in the month of August. Barb Quist seconded the motion. The motion carried unanimously.

The Board made three changes to the Proposed Leasing of seven visitor spaces at the pool.

- Motorcycles are excluded from counting as a vehicle in the garage and to occupy a leased parking space.
- The Association doesn't want any liability for the safety of vehicle owners/drivers/passengers as they walk to and from the leased parking spaces.
- Item number 1. Under TERMS will be completed by the Board pending outcome of the lottery.

Ron Fischer made a motion to approve ECC change order to repair and paint three gable vents for \$550. Dennis Jerger seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve ECC change order for 400 feet of extra siding replacement on buildings 1 and 16 for \$3,000. Ernie Dunn seconded the motion. The motion carried unanimously.

Ron Fischer made a motion not to approve ECC change order to caulk and paint the new patio walls at 5736, 5760 and 5770 W. Asbury Place at a cost of \$3,900. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve ECC change order to paint the new garage door at 5737 W. Asbury Place for \$250 and new window trim at 5834 W. Atlantic Place for \$125; the owners of the properties will pay the cost of painting. Barb Quist seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve DRS Engineering Contractors change order to replace two failing window wells at 5736 W. Asbury Place for \$2,832.00. Dennis Jerger seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve DRS Engineering Contractors change order to replace two rotting timber window wells at 5879 and 5881 W. Atlantic Place for \$10,046.00. Ernie Dunn seconded the motion. The motion carried unanimously.

Ernie Dunn made a motion to pay The Pool Connection \$200 for opening the pool bathrooms. The charge was not included in the 2019 contract. Barb Quist seconded the motion. The motion carried unanimously.

Dennis Jerger made a motion to not approve Terracare's proposal to remove dead plant material at various locations and have the bid redone to address only dead juniper bushes. Ron Fischer seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to have Elina Gilbert at Altitude Law review documents from Lakewood Estates Filing One claiming that SunPointe agreed to maintain the landscape and monument sign on the southeast corner of Iliff and Jewell. The Attorney will present an opinion on the documents provided not to exceed \$900. Dennis Jerger seconded the motion.

The Board verified and approved the outcome of the proposed amendment to the Declarations to reduce the available leased units from 30% to 15% (48 to 24 units). The vote was as follows 95 yes; 21 no; 2 yes votes arrived after the deadline, 1 no vote was invalid and 2 owners abstained.

Short discussion on possible 2020 Reserve Projects.

Ron Fischer made a motion to approve Ms. Steinbacher's request to install a gas line to service a new gas range. A permit from the City of Lakewood will be required. Ernie Dunn seconded the motion. The motion carried unanimously.

The Board confirmed two email-approved Design Review Requests for the following:

- Installation of radon mitigation system at 5742 W. Asbury Place home of Mr. Cook.
- Installation of new A/C unit at 5846 W. Asbury Place home of Ms. Reilly.

Tentative location and date of next meeting is September 17, 2019 at the SunPointe II Pool

The meeting was adjourned at 8:35 PM.