

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

Meeting Minutes  
September 17, 2019

Ron Fischer called the meeting to order at 6:31 PM, September 17, 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.

Barb Quist made a motion to approve the agenda. Dennis Jerger seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve the August 20, 2019 Board Meeting minutes with minor changes. Ernie Dunn seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through August 31, 2019, and August bank reconciliation were given to Barb Quist at the meeting.

**Common Maintenance Report:**

Two sections of the Loop Road skipped due to weather have been rescheduled for October 10 and 11, 2019. Commons Board Meeting will be held October 7, 2019.

Ron Fischer made a motion to approve the limited visitor parking leasing requirements as drafted by Altitude Law with the addition of the following: parking spaces will be assigned once an owner wins the lottery or receives a leased space. Barb Quist seconded the motion. The motion carried unanimously.

The Board asked that Precision Management shop for quotes on seven signs for proposed leased spaces. Wording on sign as follows: SunPointe II permit parking only, unauthorized vehicles will be towed without notice.

Ron Fischer made a motion to approve Kudu Roofing gutter improvement proposal at 5890 W. Asbury Place for \$725.00. Barb Quist seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve The Pool Connections pool maintenance contract with the two-year option. Ernie Dunn seconded the motion. The motion carried unanimously.

Ernie Dunn made a motion to approve A Fast Patch's proposal to repair and fill failing asphalt and potholes at various locations for \$10,590.00. Barb Quist seconded the motion. The motion carried unanimously.

Dennis Jerger made a motion to accept repair proposal from Chieftain Construction to repair garage door trim at 5746 W. Asbury Place for \$394.60. Trim was damage by owner's vehicle on September 3, 2019. The owner will be notified and will be billed for the cost of the repairs. Ron Fischer seconded the motion. The motion carried unanimously.

The Board discussed the upcoming 2020 budget and increase to monthly assessments. There will be a large increase due to the increase costs of insurance.

The Board agreed the window installation at 5867 W. Atlantic Place did not meet the requirements as outlined in the Design Review Request. A letter of correction will be sent to the owner.

Ron Fischer made a motion to approve J-n-J Roofing Pros. Proposal for gutter cleaning for \$6,200. Ernie Dunn seconded the motion. The motion carried unanimously.

The Board was given emails from owners at 5887 W. Atlantic Place and 5868 W. Asbury Place.

The Board approved the following Design Review Requests:  
Installation of Radon Mitigation and sump pump at 5886 W. Asbury Place property of Mr. Donaldson.  
Replacement of all windows at 5712 W. Atlantic Place property of Ms. Martinez.

Tentative location and date of next meeting is October 22, 2019 at the Link Recreation Center.

The meeting was adjourned at 8:15 PM.

Final