

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

Meeting Minutes
October 22, 2019

Ron Fischer called the meeting to order at 6:25 PM, October 22, 2019, at the Link Recreation Center, 1295 South Reed Street, Lakewood, CO 80232.

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 September 17, 2019 Board Meeting minutes with minor changes. Ron Fischer seconded the motion. The motion carried unanimously.

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

Common Maintenance Report:
Loop Road sealcoating and marking is complete

Ron Fischer made a motion to approve the proposed 2020 Budget as written. Barb Quist seconded the motion. The motion carried unanimously.

The Board will have the Budget Ratification Meeting on Wednesday November 20, 2019 at 7PM at the Link Recreation Center. Notifications will be sent to all owners about the meeting and the Board approved 2020 Budget.

Ernie Dunn made a motion to approve Altitude Law proposed retainer agreement for 2020. Barb Quist seconded the motion. The motion carried unanimously.

Ernie Dunn made a motion to approve the 2019/2020 Grounds Maintenance contract with Terracare Associates. Barb Quist seconded the motion. Three members voted in favor and one member voted no.

Ernie Dunn made a motion to approve the 2019/2020 Snow Maintenance contract with Terracare Associates. Barb Quist seconded the motion. Three members voted in favor and one member voted no.

Barb Quist made a motion to approve the 2020 Management Contract with Precision Management owner Brian Gadbery who is also a member of the community. Ernie Dunn seconded the motion. The motion carried unanimously.

More bids will be solicited for bathroom cleaning of the pool for the 2020 pool season.

Lee Public Accounting, LLC presented by email their audit for 2018 and proposal for 2019 audit and tax prep. The Board wanted more time to review the findings and proposal. Approvals will be voted on by

email or at the next Board of Directors meeting. Completed audit for 2018 and proposal for 2019 tax prep and audit were received the day of the meeting.

Dennis Jerger made a motion to approve an additional rule that all garage doors must be closed unless the resident is physically in the garage. Barb Quist seconded the motion. The motion carried unanimously.

The new rule will be published for comment in the November Newsletter before being enforced.

An owner requested the Board review the possibility of a community garden located between the tennis courts, 5877 W. Asbury Place and pool parking lot. After discussion by the Board the request was determined to not be viable. The Board listed the following concerns: source of water supplied to a garden, the area already tends to be water logged due to drainage, the area is shaded by the building to the south and large trees, and the impact on neighbors near the area.

Design Review Requests:

Request by Mr. and Mrs. Yager of 5848 W. Asbury Place to renovate the kitchen, dining room, pantry area was denied pending more information on if the walls being removed were "load bearing" and letter from a qualified engineer stating findings.

Request by Mr. and Mrs. Spitler 5762 W. Asbury Place to install a "ring" doorbell camera at their front door. The request was received after the fact. The Board approved the installation.

Request by Ms. Morrissey of 5736 W. Asbury Place to install new air conditioning unit and replace furnace. The request was received after the fact. The Board approved the installation with restrictions including a copy of the permit from the City of Lakewood.

Tentative location and date of next meeting is November 20, 2019 at the Link Recreation Center after the Budget Ratification Meeting.

The meeting was adjourned at 8:37 PM.