

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes January 14, 2020

Ron Fischer called the meeting to order at 7 PM, January 14, 2020, 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.

Owner's in attendance Pat Strunk, Thomas and Hallie Williamson, Jane Le, and Janet Ashley. Williamson, Le and Ashley were in attendance for the ice dam presentation.

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

Ron Fischer made a motion to appoint Pat Strunk to replace Peggy Steele's term on the Board. Barb Quist seconded the motion. The motion carried unanimously. Pat Strunk was welcomed to the Board.

A presentation was given by Manager Brian Gadbery on ice damming issues after the November snowstorm. The Association has had a standing policy to split the cost of installation of "heat tape" 50/50 with any owner wishing to install heat tape. Owners would have to agree to and sign an agreement drafted by the Association's attorney prior to installation.

Possible preventive measures to ice damming:

- Install larger gutters. This may increase the drainage of melting snow for a while until the gutter and or downspout freezes solid. Then there would be a greater ice load weight on the fascia.
- Rake the roof area from the ground after each snowstorm. This could be done by each owner depending on ability. The Association has been unsuccessful in finding a company willing to rake roofs. Raking snow from roofs may limit the amount of run off but will not eliminate ice dams.
- The Association can place tubes of ice melt along the rake of the roof line to prevent water penetration along the slope of the roof but again this will not stop the freezing of the gutter and downspout system and resulting ice dams. The tubs of ice melt would be placed by volunteers and may have to be replaced after each storm.
- Installation of heat tape is the most effective way of keeping gutters clear of ice and preventing ice dams. The Association has found a contractor who will install the needed power source and heat tape for \$3,500 per unit if less than three units participating or \$3,000 per unit if more than three units participate.

Barb Quist made a motion to approve the December 10, 2019 Board Meeting minutes as written. Dennis Jerger seconded the motion. The motion carried unanimously.

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

Common Maintenance Report:

Commons will provide 2019-year end financials. Commons next Board Meeting will be February 27, 2020 at 1PM.

No quote from CBM Surveys was submitted prior to the meeting for boundaries of the Jewell and Iliff corner.

Heat Tape proposals were reviewed from RC Contractors.

The 2020 Annual Homeowners Meeting will be March 11 or 18, 2020 at the Lakewood Cultural Center depending on which date is available.

Ron Fischer made a motion to approve Schulhoff Tree treatment proposal for the prepaid price of \$6,612.76. Pat Strunk seconded the motion. The motion carried unanimously.

Letter from Mr. Rutan of 5768 W. Asbury Place, about covenant violations, fines and management was reviewed by the Board and Mr. Fischer will write a response.

Letter from Ms. Reilly of 5846 W. Asbury Place, about cost saving measures was reviewed by the Board and Mr. Fischer will write a response.

The Board was informed that the Association's FHA certificate was up for renewal and proposals would be obtained for review at the next meeting or by email.

Ms. Chambers of 5885 W. Atlantic Place informed manager Brian Gadbery that during a sewer line inspection prior to purchasing the property, an issue was found. Ms. Chambers said it was a dip in the line but did not submit a copy of the video to show the problem. The Board agreed to have Lakewood Plumbing come and video the line to see if there is a problem.

5762 W. Asbury Place appears to have installed window blinds that do not meet the requirements of the Association's rules that they be white to the exterior of the unit. The Board was asked to examine the blinds and report back to Management.

Ms. Chamber of 5885 W. Atlantic Place reported that there was a low tree branch over a visitor parking space to the south of the unit and tall vehicles might hit it. The Board agreed to put caution tape on the branch and schedule it to be cut off during the next tree trimming in spring or early summer.

Design Review Requests:

Gina Simpson, 5881 W. Atlantic Place Window Replacement Request was approved. Windows must be like for like.

Crystal Gonzales 5886 W. Asbury Place Security Camera Request for a flood light camera combination was denied. The request for a Ring Doorbell was approved.

Rachel Clouser 5723 W. Asbury Place Security Camera Request was approved.

Senter/Buyer 5747 W. Asbury Place Radon Mitigation Request was approved

Kuhr 5735 W Asbury Place request for temporary extended parking was approved.

Tentative location and date of next meeting is February 11, 2020 at the Link Recreation Center.

The meeting was adjourned at 8:50 PM.

Final