

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

Meeting Minutes  
February 11, 2020

Ron Fischer called the meeting to order at 6:30 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, Pat Strunk, and Brian Gadbery, Manager. Quorum was reached.

Owners in attendance Michelle Bradeen

Ms. Bradeen is a new owner in the community. Ms. Bradeen wanted to meet with the Board to discuss dog poop, parking and nosy neighbors.

Ms. Bradeen pointed out there is a lot of dog poop in the area and can something be done to correct the issue. The Board and Management stated that each dog owner is responsible for clean up after their pet. The Board and Management had explored putting up dog poop stations, hiring clean up companies, etc. but all had their drawbacks and costs which would also be passed on to non-dog owners. Bottom line is dog owners are responsible for their pets.

Ms. Bradeen asked about parking. The Board and Management pointed out that SunPointe II is one of the few communities that have a two-car garage. All other parking out side the garage is for visitors only. Ms. Bradeen stated that part of the garage has personal items in it and no room for a second vehicle. There is parking on Iliff. Ms. Bradeen asked if the Iliff parking could be marked to allow for more vehicles to park. Management informed Ms. Bradeen that Iliff and other streets outside the SunPointe II Community are City of Lakewood Public streets and open to any one to park.

Ms. Bradeen also stated that they were not given copies of the CC&Rs prior to purchase. Management informed her that the title company or the seller/buyer agent should have provided that information. Since the purchase of the unit Ms. Bradeen has been told she could find the governing documents at sunpointe2.com.

Manager Brian Gadbery did go over the 2020 budget item by item to explain what the Association does and what it provides to the owners.

Barb Quist made a motion to approve the agenda. Pat Strunk seconded the motion. The motion carried unanimously.

Pat Strunk made a motion to approve the January 14, 2020 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 January 31, 2020, delinquencies, and January bank reconciliation were given to Barb Quist at the meeting.

Common Maintenance Report:

Commons next Board Meeting will be February 27, 2020 at 1PM. Commons should monitor for snow plowing of Loop Road invoices for February 7, 8, and 9, 2020.

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

There were no new homeowners that expressed interest in installing heat tape. Manager Brian Gadbery suggested that the Board and Management make a presentation to each owner who experiences excessive ice damming.

Board agreed to door prizes of four \$25 gift cards to King Soopers to be drawn at the Annual Meeting. Subjects covered at the Annual Meeting will be as follows:

Ron Fischer, Board President, discussion on Amendment to Declarations to reduce the number of rentals allowed in the community.

Brian Gadbery, Manager, simplified budget vs. actual for 2019, comments on future monthly assessments, status of White Fence Farm development, 2020 reserve improvements.

Ernie Dunn made a motion to approve FHA Pros proposal to renew the Association's FHA status for \$750. Barb Quist seconded the motion. The motion carried unanimously.

The Board was presented with the results of the sewer line inspection at 5885 W. Atlantic Place. Lakewood Plumbing performed the inspection. This is the finding.

*They did find there is a dip in the line, which runs approximately the distance from the north wall of 5885 W. Atlantic Place to just beyond the south wall of 5881 W. Atlantic Place. This line runs under the basement of the building. The line is running even with the dip in the line and showed no evidence of blockage or clogging. There were no solids of any kind in the dip of the line holding water.*

*Reason for the dip is not known. There are no signs of settling of the foundation walls. The line may have been low from original construction. The previous unit owner, or the current owner of 5885 W. Atlantic Place have not experienced any sewer line issues nor have any other unit owner in the building.*

*Recommendation is do nothing until a problem occurs. Doing something to resolve an issue that is currently not a problem may cause other unintended problems.*

Each Board Member will inspect the window blinds at 5762 W. Atlantic Place to determine the color of the blinds and report back to Management on findings.

The Board tabled proposals from ECC and RC Contracting for building repairs and paint of buildings 3, 4, 25, 26, 29, 30, 31, and 32 pending more information.

Design Review Requests:

The request by Teresa Bechtel, 5747 W. Asbury Place, to install radon mitigation was approved. The Board agreed to option number 3 which would vent the gas out of the roof with the fan located in the attic space.

The request by Ashley Pasillas, 5863 W. Asbury Place, to replace bathroom tile was approved. The Board noted that the project was under way and was approved "after the fact".

The request by Ashley Pasillas, 5863 W. Asbury Place, to replace bathroom window on the top floor was denied due to lack of information.

The request by Irene Gallegos, 5709 W. Asbury Place, to frame (only) out the basement was approved pending a request to inspect the basement prior to construction. Drywall, plumbing and electrical were not allowed or included in the request.

Tentative location and date of next meeting is March 10, 2020 at the Link Recreation Center.

The meeting was adjourned at 8:30 PM.

Final