

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

Meeting Minutes  
November 20, 2019

Ron Fischer called the meeting to order at 8:18 PM, November 20, 2019, at the Link Recreation Center, 1295 South Reed Street, Lakewood, CO 80232. (Board Meeting was held after the 2020 Budget Ratification Meeting).

Attending: Barb Quist, Ron Fischer, Dennis Jerger, Ernie Dunn, and Brian Gadbery, Manager. Quorum was reached.

Ernie Dunn made a motion to approve the agenda. Barb Quist seconded the motion. The motion carried unanimously.

Dennis Jerger made a motion to approve the October 22, 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 October 31, 2019, delinquencies, and October bank reconciliation were given to Barb Quist at the meeting.

Common Maintenance Report:  
SunPointe Common Maintenance Budget was handed to Precision Management, Manager, Brian Gadbery at the meeting.

Update on incorrect window installation at 5867 W. Atlantic Place. Renewal by Anderson says they have a cosmetic fix for the incorrect grid pattern, but still have not installed the kit for Board and Management Inspection.

Ron Fischer made a motion to approve the 2018 Audit provided by Lee Public Accounting for review. Barb Quist seconded the motion. The motion carried unanimously.

Ernie Dunn made a motion to accept Lee Public Accounting's proposal for tax prep and 2019 Audit. Dennis Jerger seconded the motion. The motion carried unanimously.

The Board requested Brian Gadbery to get costs to survey and determine who might own the property on the Southeast corner of Iliff and Jewell.

The Board reviewed heat tape proposals by McBride Electric on three properties at 5881, 5726 and 5758 W. Atlantic Place. Board requested more bids.

Ernie Dunn made a motion to replace two broken skylights at 5869 W. Atlantic Place by J-n-J Roofing Pros for \$1,050. Barb Quist seconded the motion. The motion carried unanimously.

Design Review Requests:

Ernie Dunn made a motion to approve renovation of two bathrooms at 5731 W. Asbury Place by owner Mr. Vigil. Owner must provide copy of permit and is responsible for any damages caused by the renovation. Dennis Jerger seconded the motion. The motion carried unanimously.

Tentative location and date of next meeting is December 10, 2019 at the Link Recreation Center.

The meeting was adjourned at 8:48 PM.

Final