

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

Meeting Minutes
March 10, 2020

Ron Fischer called the meeting to order at 6:26 PM, March 10, 2020, at the Link Recreation Center, 1295 South Reed Street, Lakewood, CO 80232.

Attending: Barb Quist, Ron Fischer, Dennis Jerger, Pat Strunk, and Brian Gadbery, Manager. Quorum was reached. Ernie Dunn was not in attendance.

Ron Fischer made a motion to approve the agenda. Pat Strunk seconded the motion. The motion carried unanimously.

No owners were in attendance for the Open Forum.

Ron Fischer made a motion to approve the February 11, 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 February 29, 2020, delinquencies, and February bank reconciliation were given to Barb Quist prior to the meeting.

Common Maintenance Report:

Common Maintenance Association Board met in February to approve financials and to approve new insurance coverage.

Barb Quist made a motion to approve CBM Survey's proposal to survey the southeast corner of Iliff and Jewell to determine ownership or responsibility for care, maintenance and insurance coverage for a cost of \$400. Pat Strunk seconded the motion. The motion carried unanimously.

Only two homeowners have expressed interest in installing heat tape to prevent ice dams. Management and the Board discussed going door to door to encourage owners with ice damming issues to install heat tape.

The Board reviewed the material to be presented at the 2020 Annual Meeting to be held on March 11, 2020.

Material and documents to apply for FHA Approval Renewal have been submitted to FHA Pros for Federal review.

Ron Fischer made a motion to send a letter to Mr. and Mrs. Spitler of 5762 W. Asbury Place for having window blinds that are not white and/or have applied to window tint without prior written permission from the Board, both are violations of the Association's governing documents. Dennis Jerger seconded the motion. The motion carried unanimously.

Note: Each Board Member inspected the window 5762 W. Asbury Place. The Board found that all windows but the window on the north facing side of the unit and eastern most window do not comply with the Association's requirements to be white to the exterior of the unit and/or have been tinted with a

tan, brown or bronze window tint. Owner will be required to install white window coverings and/or remove tint.

Barb Quist made a motion to approve Renek RC Contracting's proposal to repair and paint buildings 3, 4, 25, 26, 29, 30, 31, and 32 and paint the Jewell Street fence for a total of \$109,800. Pat Strunk seconded the motion. The motion carried unanimously.

The Board reviewed Travelers Risk Assessment Inspection from February 17, 2020 and will draft an acknowledgement and Precision Management will submit a response.

Ron Fischer made a motion to approve the Association's 2019 Federal and Colorado tax returns prepared by Lee Public Accounting. Barb Quist seconded the motion. The motion carried unanimously.

The Board reviewed a letter to Terracare Associates disputing the cost of snow removal during the February 7 and 8, 2020 snowstorm. The letter will be sent to Matt Pharis, Troy Lohmann, and Aeriell Earleywine of Terracare and Associates.

Design Review Requests:

The request by Ashley Pasillas, 5863 W. Asbury Place, to replace the second floor bathroom window was approved. Window must be like for like. Ron Fischer made the motion to approve. Dennis Jerger seconded the motion. The motion carried unanimously.

The request by Sarah Reynolds and Karen Gaass of, 5869 W. Asbury Place, to remodel all three bathrooms was approved. Owner must obtain a building permit from the City of Lakewood for removal and replacement of wall tile and wallboard. Owner must make it known to the City of Lakewood that the unit is a multifamily dwelling. Pat Strunk made the motion to approve. Dennis Jerger seconded the motion. The motion carried unanimously.

Tentative location and date of the next meeting is April 14, 2020 at the Link Recreation Center.

The meeting was adjourned at 8:37 PM.