

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

Meeting Minutes
April 14, 2020

Ron Fischer called the meeting to order at 12:11PM, April 14, 2020, Virtual Zoom Meeting due to Covid19 Stay at Home Orders.

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

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

Open Forum: Granby Hillyer, also attending by Zoom Meeting. Mr. Hillyer addressed the Board regarding Monthly Board Meeting Notices and posting of agenda. The other issue Mr. Hillyer brought to the attention of the Board was ice dams from November. Mr. Hillyer said there was a simple and inexpensive solution to the ice dam issues. Mr. Hillyer was asked if the ice dams were a reoccurring problem over the years. Mr. Hillyer assumed they were but could not say for sure. Mr. Hillyer stated that asking a roofer about the ice dams was probably not the best choice but that a general contractor with ice dam experience would be better. Mr. Hillyer was asked to supply a couple of contractors and he said he would. Mr. Hillyer stated that heat tape was not the answer to ice dams.

Pat Strunk made a motion to approve the March 10, 2020 Board Meeting minutes as written. Barb Quist seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through March 31, 2020, delinquencies, and March bank reconciliation were given to Barb Quist prior to the meeting. Ron Fischer made a motion to approve the financials as presented. Pat Strunk seconded the motion. The motion carried unanimously.

The Board made a motion to turn a delinquent homeowner over for collections. All required notices had been given. The Board chose only to file a lien on the property due to Covid19 and the current economic situation. Full collection process will move forward in the future to be determined by the Board.

Common Maintenance Report:
Barb Quist had nothing to report.

The survey of the Southeast corner of Iliff and Jewell has not been completed at the time of the meeting. Laurie Graves, President of Lakewood Estates Filing #1 has offered to pay half of the \$400 fee for the survey.

No new requests by owners to install heat tape.

No update on the Association's FHA Renewal.

Terracare has not responded to the Association's request to reduce the February 7 and 8, 2020 snow removal bill by \$4,250. Terracare has not responded to the double December 2019, billing for monthly service contract.

The Board appointed new officers as follows:

Ron Fischer, President

Pat Strunk, Vice President

Barb Quist, Secretary/Treasurer

Ernie Dunn, Member at Large

Dennis Jerger, Member at Large

Dennis Jerger made the motion to confirm officers as stated above. Ernie Dunn seconded the motion.

The motion carried unanimously.

The Board discussed the impact of Covid19 on the tennis courts and pool being open. The Board closed the courts prior to the meeting due to State directive. The Board agreed the pool opening would possibly be delayed but will wait for further information from various government agencies.

The Board discussed options in case Covid19 had a significant impact on owners being able to pay monthly assessments. The Board will wait for the accounts receivable report for April 2020 to make a decision on options.

The Board was informed that Bancroft-Clover Water and Sanitation District will make modifications to the sewer line at Building #3 as it enters the manhole on the north side of the building. Dennis Jerger and Brian Gadbery discovered that there is a lip or catch as the line from the building enters the mainline sewer causing waste to collect and create a minor blockage.

The Board discussed ice dam issues from November 2019 storm. After discussion the Board felt it best to have a conference with the Association's Attorney for clarification on responsibilities of the Association. Brian Gadbery, Manager will set up Zoom Meeting with attorney in the next week or so.

The Board made a resolution to have owners, who sponsored EAB (Emerald Ash borer Beatle) treatment of ash trees, be responsible for the total cost of the treatment. The Association will not take checks from other owners at the request of sponsors.

The Board was informed of a complaint from an owner about bags left out side the garage of Board President Ron Fischer. Manager, Brian Gadbery, who was making drainage repairs to the driveway of the unit, left out the bags. Brian Gadbery informed the owner filing the complaint that he was responsible for the bags and not the Board President. The Board was presented with all correspondence regarding the complaint and reply.

Two owners of Building 19 have filed complaints against another owner's guest regarding smoking of cigarettes and marijuana. Both owners claimed they could not enjoy their patios or open their windows due to the frequent smoking by one to three individuals. Ron Fischer made a motion to send the offending owner a letter to stop smoking on the patio using the Association's nuance provision in the Declarations. Pat Strunk seconded the motion. The motion carried unanimously.

Precision Management ran a contest in the April Newsletter for a drawing of a \$40 gift card to residents who responded to "I read the newsletter" contest. Jane was the winner of the drawing. Only 36 people responded from over 180 newsletters sent out by mail or email.

The owner of 5871 W. Atlantic Place made a request to the Board to allow a guest park in the pool lot until June 12, 2020. The guest suffered water damage to their home and is a worker at a local hospital. Barb Quist made a motion to approve the request. Dennis Jerger seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Ms. Stolpa's request to install address numbers to the back gate of 5867 W. Atlantic Place to prevent deliveries to the wrong unit address. Pat Strunk seconded the motion. The motion carried unanimously.

Dennis Jerger made a motion to approve Mrs. Chambers's request to remodel the kitchen at 5885 W. Atlantic Place. Owner will be responsible for any damages and or permits required for the renovation. The owner will not remove or install any walls nor move or install plumbing or electrical. Barb Quist seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve Ms. Dolbow's request to replace the kitchen counter tops at 5706 W. Atlantic Place. Pat Strunk seconded the motion. The motion carried unanimously.

Tentative location and date of the next meeting is May 12, 2020 location to be determined and maybe by Zoom Meeting.

The meeting was adjourned at 2:15 PM.

Final