

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

**Meeting Minutes
May 12, 2020**

Ron Fischer called the meeting to order at 3:02PM, May 12, 2020, at the SunPointe II Pool, 5885 W. Asbury Place, Lakewood, CO 80227. Meeting held in accordance to the Stay Safer at Home Order.

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

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

Open Forum: Darien Spitler of 5762 W. Asbury Place made a plea to allow a variance for the bronze window tint applied to all but the northeast window of the unit. Mrs. Spitler admitted she did not read or understand there was a review process for window tint, The reason for the tint was to protect the expensive plantation blinds they installed, which are white. The reason for the northeast window not being treated was because it doesn't receive direct sunlight. The Board asked if Mrs. and Mr. Spitler would remove the film and install a clear UV film. Mrs. Spitler said if the Board would pay for the \$850 install cost they would remove and replace the film. Mrs. Spitler also said she did turn in a Design Review Form for a variance on the tint but never heard back from the Board. Ron Fischer, Board President apologized for the oversight of missing the Design Review Request but pointed out the Association's Declarations clearly say if there is no response from the Board the request is deemed denied. Mrs. Spitler pointed out there are other homes with window tint. Ron Fischer said he was unaware of any. Brian Gadbery Property Manager said he knew of a few but these few were either before 2001 or time to act on them had passed. Note: Mrs. Spitler only submitted the design review request after a warning letter was received about the window blind color. At the same time a warning letter went out about the video doorbell that was also installed without prior written permission. A request was submitted after the fact for the doorbell and then another a few days later for the window tint. Precision Management missed the window tint request. The Board said they would review the request to allow the tint as presented by Mrs. Spitler at a later date. Mrs. Spitler stayed for the remainder of the meeting and was joined by her husband later in the meeting.

Pat Strunk made a motion to approve the April 14, 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 April 30, 2020, delinquencies, and April 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.

Common Maintenance Report:

Barb Quist said that Irene LeVangie who sits on the SunPointe Common Maintenance Board as a representative of SunPointe II is looking to be replaced. The SunPointe II Board should consider nominating a replacement either from the current sitting Board or homeowner.

The survey of the southeast corner of Iliff and Jewell is completed and shows the monument sign and fence are within the property line of SunPointe at Lakewood Estates II Condominium Association, Inc. The monument sign and fence are covered under SunPointe II's insurance at this time. There doesn't seem to be any clear agreement as to who is responsible for the easement from the property line to the curb. SunPointe II's attorney did not find any filed documents with Jefferson County nor has Lakewood Estates Filing #1 in their research. Lakewood Estates Filing #1 will be invoiced for half of the survey cost as they agreed to pay half. The SunPointe II Board will meet with Lakewood Estates Filing #1 Board to discuss care, maintenance, irrigation and other issues with the southeast corner of Iliff and Jewell.

No new requests by owners to install heat tape.

At the time of the meeting there was no update to the FHA renewal approval. However the next day Management received notice that SunPointe II was approved for the next two years.

Terracare has responded to the Association's request to reduce the February 7 and 8, 2020 snow removal bill by \$4,250, they will re-invoice for snow removal less \$4,250. Terracare has also credit the double billing of December 2019 invoice, for monthly service contract.

Ice Dam issues from November Snow Storm.

Ron Fischer made a motion for Altitude Law to draft a resolution addressing attic space above the unit to be consistent with the Association's Declarations on basements as discussed with the attorney. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to hire Hunter Engineering to inspect select units, to see if there is a way to minimize ice damming. The units selected reflect the style of unit that experiences ice dams more frequently. These units are 5728 W. Atlantic Place, 5862 W. Asbury Place. The cost not to exceed \$700. Barb Quist seconded the motion. The motion carried unanimously.

The Board requested that Precision Management get proposals to make drywall repairs on three damaged units due to November 2019 ice dams.

The Board discussed the impact of Covid19 on the tennis courts and pool being open. The Board reviewed material from the CDC, Colorado Stay Safer at Home Orders, information from the Association's attorney, and the Association's pool maintenance contractor. The Board chose to wait until June 1, 2020 when Colorado will update its guidelines on pool openings.

The Board will also keep the tennis courts closed until further guidance from the State. If the courts are opened the Basketball backboard may be removed.

The Board discussed options in case Covid19 had a significant impact on owners being able to pay monthly assessments. The Board reviewed April Assessment Payments and found that only two accounts were past due for the month. No modifications to Assessment as it relates to late fees or interest will be made at this time but will monitor monthly as Covid19 and the economy play out.

The nuisance complaint filed by multiple homeowners who reside in Building #19 about smoking appears to be resolved.

The Board agreed to plant ice plants and feather reed grass on the retaining wall at Building #2. Plant material to be purchased by Brian Gadbery and installed using volunteers.

The Board agreed it appears safe to allow the Association's building repair and paint cycle to start at the contractors' earliest convenience. Building in the 2020 cycle are Buildings #3, 4, 25, 26, 29, 30, 31, 32 and Jewell street fence.

The Board approved the garage door replacement at 5716 W. Atlantic Place damaged by Republic Services and paid for by their insurance company. Settlement check has been deposited. Contract with American Garage Door will be signed and owner notified of time of installation.

Barb Quist made a motion to waive late fee for Ms. Bradeen in light of the bank error. Pat Strunk seconded the motion. The motion carried unanimously.

The Board reviewed the insurance renewal proposal from Pat Wilderotter at Cherry Creek Insurance Group. There was an increase in premium for the 2020-2021 period. Total increase is \$17,127. Barb Quist had a question about increasing the Medical Expenses Any One Person of \$5,000 to \$10,000. Depending on the answer the Board agreed in principle to renew the insurance as presented. Two other insurance companies were considered but the rates and coverage's did not compare to Travelers proposal. Final approve will be by email pending answer to question.

Brian Gadbery of Precision Management talked to one seal coat contractor about sealing driveways. The contractor said he would be happy to do it but that most of the driveways needed replacement and that seal coating would be a waste of money. That money would be better used to replace driveways over time. Mr. Gadbery will inspect driveways for areas that are in good repair and candidates for seal coat.

The Board discussed updating the website more frequently then every other month. They decided to keep the every other month update.

The requests by Mr. Hickman 5893 W. Atlantic Place to replace windows and Ms. Primiano 5736 W. Asbury Place to remove tub and install shower were denied due to lack of information.

The request by Ms. Chambers 5885 W. Atlantic Place to replace storm door was approved after the fact.

The request by Ms. Bradeen 5869 W. Atlantic Place to install a closet in basement was approved with a Building Permit required to be pulled from the City of Lakewood and a copy of the permit submitted to the Association's Management Company.

The request by Ms. Claire Bohlen 5704 Atlantic Place to remove wood deck and possible replace it with Trex was approved.

The request by Mrs. Wheat 5703 W. Asbury Place to install new a/c condenser (after the fact) was approved with the addition condition that the Xcel Energy savings box be mounted on the condenser.

The request by Ms. Gallegos 5709 W. Asbury Place to install plumbing and electrical as part of the ongoing basement build out was approved with City of Lakewood Permits required.

Tentative location and date of the next meeting is June 9, 2020 location to be determined and maybe by Zoom Meeting. The meeting was adjourned at 5:56 PM.