

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

**Meeting Minutes
June 9, 2020**

Ron Fischer called the meeting to order at 6:02 PM, June 9, 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. Dennis Jerger seconded the motion. The motion carried unanimously.

Open Forum: Granby Hillyer arrived late but did not address the Board.

Ron Fischer made a motion to approve the May 12 and May 26, 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 May 31, 2020, delinquencies, and May bank reconciliation were given to Barb Quist prior to the meeting. Pat Strunk made a motion to approve the financials as presented. Ron Fischer seconded the motion. The motion carried unanimously.

Common Maintenance Report:
There was nothing to report from Common Maintenance.

The SunPointe II Board requested Precision Management to request a meeting with Lakewood Estates #1 Board of Directors to discuss agreement for the care and maintenance of the Southeast corner of Jewell and Iliff.

No new requests by owners to install heat tape.

The Federal Government granted the Association's FHA/VA renewal approval.

Terracare over billing for the February 7 and 8, 2020 snow storm and the double billing for December 2019 grounds maintenance was resolved.

Ron Fischer made a motion to approve the resolution on attic space as drafted by Altitude Law. Barb Quist seconded the motion. The motion carried unanimously.

The Board reviewed and accepted Hunter Engineering's opinion on ice dams in the community dated May 27, 2020.

After reviewing information provided by Altitude Law, CDC, and State Guidelines for pool opening Ron Fischer made a motion not to open the pool and review any new information at the next scheduled Board of Directors Meeting July 14, 2020. Pat Strunk seconded the motion. The motion carried unanimously.

Tennis/Pickelball courts will remain open with safety notice posted on the entry gate. The basketball hoop remains removed.

After reviewing the Account Receivable Report, the Board will not make any modifications to collections due the current Covid19 pandemic.

The Board was advised by Precision Management that two seal coat vendors recommended not seal coating due the advanced deterioration of the driveways and save that money to remove and replace asphalt.

Ron Fischer made a motion to request that Mr. and Mrs. Spitler of 5762 W. Asbury Place enter into a tolling agreement regarding the unauthorized installation of tan or amber window tint on the unit's windows. The tolling agreement would allow the owners to have the unauthorized tint for three years. After the three years the tint must be removed. The tint would also have to be removed if they sell the property. If the Spitzlers fail to reply to the request or choose not to enter into a tolling agreement, the Board will discuss the next course of action at the July 14, 2020 meeting. Barb Quist seconded the motion. The motion carried unanimously.

Ernie Dunn made a motion to approve J-n-J Roofing Pros proposal to replace a broken skylight at 5859 W. Atlantic Place for a cost of \$535.00. Ron Fischer seconded the motion. The motion carried unanimously.

Ernie Dunn made a motion to approve Schulhoff Tree and Lawns proposal for tree trimming for \$2,700 including the two maple trees on the corner of Jewell and Iliff. Dennis Jerger seconded the motion. The motion carried unanimously.

The Board requested a letter be sent to the owner of 5873 W. Asbury Place about the paint over spray on the driveway on the south side of the unit.

Ron Fischer made a motion to not replace the window screens damaged when a tree limb fell on June 6, 2020 at 5859 W. Asbury Place. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve a five trash bag or trashcan limit for the renewal of the agreement with Republic Services for trash collection. Pat Strunk seconded the motion. The motion carried unanimously.

The requests by Mr. Hickman, 5893 W. Atlantic Place to replace all windows in the unit including the half round and set of three under the half round west facing windows were approved. Motion Ernie Dunn, second Barb Quist, the motion carried unanimously.

The request by Mr. Garcia, 5758 W. Asbury Place to replace the half round window glass only on the south facing side was approved. Motion Ron Fischer, second Pat Strunk, the motion carried unanimously.

The request by Ms. Ewing, 5834 W. Atlantic Place to replace glass only and use existing frames was approved. Motion Ron Fischer, second Dennis Jerger, the motion carried unanimously.

The request by Mr. Alcock, 5840 Atlantic Place to renovate the second floor bathroom (replace tub, wall tile and fixtures) and replace window glass in the second floor bathroom was approved. Motion Ernie Dunn, second Ron Fischer, the motion carried unanimously.

The request by Ms. Routt, 5842 W. Atlantic Place to replace storm door was approved. Motion Ernie Dunn, second Ron Fischer, the motion carried unanimously.

The request by Mr. Kiernan, 5731 W. Asbury Place to replace furnace and air conditioning unit was approved. Permits will be required. Motion Ron Fischer, second Pat Strunk, the motion carried unanimously.

The request by Ms. Debell, 5753 W. Asbury Place to replace storm door was approved. Motion Ron Fischer, second Pat Strunk, the motion carried unanimously.

The request by Ms. Debell and Ms. Roth, to add plant material outside their patios was tabled due to request being made the day before the meeting. The Board needed time to review the location and the request.

The request by Mr. Ashmun, of 5871 W. Atlantic Place to lease his unit starting August 1, 2020 was approved. The Association is still under the rental cap. The owner is required to follow all governing documents pertaining to leasing the unit. Motion Barb Quist, second Ernie Dunn, the motion carried unanimously.

Tentative location and date of the next meeting is July 14, 2020 location to be determined and maybe by Zoom Meeting.

The meeting was adjourned at 7:47 PM.