

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes July 14, 2020

Ron Fischer called the meeting to order at 6:08 PM, July 14, 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: No one for Open Forum

Ron Fischer made a motion to approve the June 9, 2020 Board Meeting minutes as written. Pat Strunk seconded the motion. The motion carried unanimously.

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

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

No update on community meeting about the Southeast corner of Iliff and Jewell.

No new requests by owners to install heat tape.

Ron Fischer made a motion to not open the pool for the remainder of the 2020 pool season due to COVID 19 safety concerns and Government guidelines for opening community pools. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to file a lawsuit against Mr. and Mrs. Spitler of 5762 W. Asbury Place for noncompliance to remove window tint and not responding to the offer of a tolling agreement regarding the unauthorized installation of the window tint. Dennis Jerger seconded the motion. The motion carried unanimously.

Pat Strunk made a motion to approve Republic Services three-year trash and recycling proposal. Barb Quist seconded the motion. The motion carried unanimously.

Ernie Dunn made a motion to approve Ranek Contracting, LLC proposal to repair roofs and siding at 5887 W. Atlantic Place, 5821 W. Atlantic Place for \$5,000. Pat Strunk seconded the motion. The motion carried unanimously.

Brian Gadbery will try to repair vandalized address sign for building 19.

The Board requested that Rocky Mountain Monitoring enforce the 28-day tow for any vehicle that receives a second warning for visitor parking violations.

The request by Ms. Clouser, 5723 W. Asbury Place to replace storm door was approved. Motion Ron Fischer, second Dennis Jerger, the motion carried unanimously.

The request by Ms. Clouser, 5723 W. Asbury Place to install pavers over the rock in the walled patio was approved. Motion Ernie Dunn, second Barb Quist, the motion carried unanimously.

The request by Ms. Dolbow, 5834 W. Atlantic Place to replace the windows in the unit “like for like” was approved. Motion Ernie Dunn, second Pat Strunk, the motion carried unanimously.

The request by Heggem Family, 5835 Atlantic Place to replace windows in the unit was approved. Motion Ron Fischer, Pat Strunk second, the motion carried unanimously.

The request by Mr. and Mrs. Kulp, 5703 W. Atlantic Place to install new AC, condenser and furnace was approved. Motion Ernie Dunn, second Ron Fischer, the motion carried unanimously. **Approval was withdrawn after it was discovered that the condenser unit would not fit in the area designated on the drawing. The condenser location would make it vulnerable to vehicle impact and damage to the building exterior.**

The request by Ms. Roth and Ms. Debell to plant outside their patio units was denied by the Board.

The Board will not meet in August.

The meeting was adjourned at 7:40 PM.