

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes September 15, 2020

Ron Fischer called the meeting to order at 5 PM, September 15, 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. Pat Strunk seconded the motion. The motion carried unanimously.

Open Forum: George Hartley, Michelle Bradeen and Tabatha Bradeen

Dennis Jerger made a motion to approve the July 14, 2020 Board Meeting minutes as written. Pat Strunk seconded the motion. The motion carried unanimously. NOTE: There was no meeting held in August.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through August 31, 2020, delinquencies, and July and August 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:

SunPointe I has two members now on the Commons Board and SunPointe II should consider a replacement to Irene LeVangie who would like to step down from the Commons Board.

The Board agreed to have Schulhoff Tree and Lawn grind up limbs damage from the September snow for approximately \$300.

Ron Fischer made a motion to keep late fees on the account for 5879 W. Atlantic Place. If the fees of \$60 are not paid by December 2020 the pool and tennis court key will be deactivated. Ernie Dunn seconded the motion. The motion carried unanimously.

The Board or reps from SunPointe II Board and the Lakewood Estates Filing #1 Board will meet on September 16, 2020 at 10:30 to discuss the southeast corner of Iliff and Jewell.

Waiting on one more owner to sign up for heat tape to reduce installation costs.

After the Board reviewed surveys about eliminating recycling due to cost and low participation by owners, the Board will keep the recycling program. The majority of the owners wanted to keep the recycling program regardless of the cost.

Ron Fischer made a motion not to collect attorney fees to enforce the Covenant violation at 5762 W. Asbury Place sighting the owners compliance with the request to remove unapproved window tint. These costs are part of conducting Association business. Barb Quist seconded the motion. The motion carried unanimously.

Comcast Easement Agreement Renewal was discussed. The Board asked if the agreement included current Comcast customers, if it was worth the Association's attorney to review the contract and investigate a third party vendor negotiating the contract/agreement for the Association.

Ron Fischer made a motion to deny the request by Ms. Pascal at 5823 W. Atlantic Place to install a fabric screen along the back patio. The Covenant violation would be dismissed and no fines assessed. The Board expressed concern with owners' building walls of various types around patios. Barb Quist seconded the motion. The motion carried unanimously.

The Board will meet on Monday October 12, 2020 at 9:30AM to inspect the community.

The Board had no input about the 2021 budget at the time of the meeting.

Precision Management will obtain grounds and snow removal contracts from the current contractor and one other contractor for Board review by next meeting.

The Board confirmed email approval of design review request for the following owners:

Mr. Arrington of 5827 W. Atlantic Place to install a new storm door.

Mr. and Mrs. Yager of 5848 W. Asbury Place to remodel the kitchen and dining area of their unit.

The Board approved the request by Mr. and Mrs. Evans of 5828 W. Atlantic Place to replace windows and slider on back patio.

The Board approved the request by Ms. Kelley to lease her property at 5829 W. Atlantic Place.

The Board went into executive session with Ms. Michelle and Ms. Tabatha Bradeen to discuss reasonable accommodation request for window mounted air conditioning units. This session started at 6:34PM and ended at 6:54PM.

Ron Fischer made a motion to have Altitude Law draft a letter to Ms. Michelle Bradeen and Ms. Tabatha Bradeen requesting written information for their “reasonable accommodation to have window mounted air conditioning units. Barb Quist seconded the motion. The motion carried unanimously.

The meeting was adjourned at 7:04 PM.