

# SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

## Meeting Minutes October 13, 2020

Ron Fischer called the meeting to order at 4:57 PM, October 13, 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.

Ernie Dunn made a motion to approve the agenda. Pat Strunk seconded the motion. The motion carried unanimously.

Open Forum: Julia Kulp, spoke to Board about basement build out, thanked Board for approving central air condition installation and offered portable air conditioning unit they have to be donated to an owner in the community who could use it.

Ernie Dunn made a motion to approve the September 15, 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 September 30, 2020, delinquencies, and September 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.

Ron Fischer made a motion to approve Comcast Easement Agreement Renewal. Dennis Jerger seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to send a second letter to Mrs. Bradeen from the Association's attorney regarding Mrs. Bradeen's Reasonable Accommodation request for window mounted AC units. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve J-n-J Roofing Pros gutter cleaning proposal for \$6,400. Barb Quist seconded the motion. The motion carried unanimously.

The Board asked for an itemized invoice from Mr. Williamson at 5899 W. Atlantic Place regarding repairs to drywall made by his contractor due to ice dam water damage in November of 2019.

Ron Fischer made a motion to have Altitude Law draft a Virtual Meeting Policy for \$395.00. Pat Strunk seconded the motion. The motion carried unanimously.

The Board asked that an estimate be presented to make repairs to ceiling at 5897 W. Atlantic Place. The proposal and estimate will be presented to the Board.

Final review of 2021 Proposed Budget will be on October 27 at Noon at the SunPointe II Pool.  
NOTE: Meeting was postponed due to weather until October 30, 2020.

Ernie Dunn made a motion to approve the Kulp's request to build out their basement at 5702 W. Atlantic Place. The Kulp's must allow inspection of the basement prior to installation of drywall to make sure access panels are in place for pressure reducer and valves and for the unit shut off valve. Inspection after completion will also be required as per the Association's documents. Pat Strunk seconded the motion. The motion carried unanimously.

Next scheduled Board of Directors meeting will be November 10, 2020.  
The meeting was adjourned at 6:54 PM.