

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

**Meeting Minutes
January 12, 2021**

Ron Fischer called the meeting to order at 2:01 PM, January 12, 2021, by Zoom Meeting Application. 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.

Pat Strunk made a motion to approve the agenda. Barb Quist seconded the motion. The motion carried unanimously.

Open Forum: No one for open forum.

Ron Fischer made a motion to approve the December 8, 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 December 31, 2020, delinquencies, and December bank reconciliation were given to Barb Quist after the meeting. Barb Quist made a motion to approve the financials as presented. Pat Strunk seconded the motion. The motion carried unanimously.

No SunPointe Commons report.

There was no update to the drywall damage to 5899 W. Atlantic Place due to the November 2019 ice damming.

Ron Fischer made a motion to contact the owners of 5760 W. Atlantic Place one more time before filling collections suit in Jefferson County through the Association attorney Altitude Law. Barb Quist seconded the motion. The motion carried unanimously.

Board asked manager Brian Gadbery to present a document to the Board showing types of covenant violations and fines/time to resolve possibilities before the next meeting February 9, 2021.

Ron Fischer made a motion to approve RC Contractors paint and siding repair proposal for 2021 on buildings 19, 27, 28, 33, 34 and the Pool House for \$74,800. Pat Strunk seconded the motion. The motion carried unanimously.

The Board tentatively set the Annual Meeting for March 24, 2021 at 7PM. The meeting will be conducted by Zoom Meeting App. Board Members terms set to expire this cycle are Barb Quist and Ernie Dunn.

The Board reviewed the complaint letter from Mrs. Kroneberger. The Board asked Management to respond that the Board and Management are doing their duties in inspection of the exterior of the unit and for covenant violations.

Board will review the 2017 survey to the community and edit the document for possible 2021 survey to be mailed to the community. The edits will be turned into management prior to the February Board of Directors Meeting.

Ron Fischer made a motion to deny Gina Simpson request to affix solar and electric lights to the patio wall and to the siding of the unit. Mrs. Simpson can make independently standing light holders, which are not attached to the structure to mount the lights. Barb Quist seconded the motion. The motion carried unanimously.

Pat Strunk made a motion to approve the request of Mrs. Seiley of 5825 W. Atlantic Place to install a video doorbell in the same location as the existing doorbell. Dennis Jerger seconded the motion. The motion carried unanimously.

Pat Strunk made a motion to approve the request of Mrs. Primiano of 5736 W. Asbury Place to install a video doorbell in the same location as the existing doorbell. Dennis Jerger seconded the motion. The motion carried unanimously.

Next scheduled Board of Directors meeting will be January 12, 2020 at 2PM by Zoom Meeting App.

The meeting was adjourned at 3:45 PM.