

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

Meeting Minutes
December 8, 2020

Ron Fischer called the meeting to order at 2:17 PM, December 8, 2020, 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.

Ron Fischer made a motion to approve the agenda. Dennis Jerger seconded the motion. The motion carried unanimously.

Open Forum: No one for open forum.

Pat Strunk made a motion to approve the November 11, 2020 Board Meeting minutes as written. Barb Quist seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve the November 19, 2020 Budget Ratification Meeting minutes. Pat Strunk seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through November 30, 2020, delinquencies, and November bank reconciliation were given to Barb Quist prior to the meeting. Ron Fischer made a motion to approve the financials as presented. Pat Strunk seconded the motion. The motion carried unanimously.

The Board discussed Thomas Williamson's request for some compensation for water damage to the unit at 5899 W. Atlantic Place caused by ice damming in November 2019. Mr. Williamson has submitted two differing estimates for the repairs. The Board will not compensate for damage hardwood floor. That should have been a claim under the homeowners personal insurance. The Board asked that the actual paid invoice be submitted to determine if there should be any compensation for repairs made by the contractor hired by Mr. Williamson and/or his daughter.

RC Contractors paint and repair proposal was tabled. The Board requested the proposal be re-issued with the proper date.

Ron Fischer made a motion to approve the draft Virtual Meeting Policy prepared by Altitude Law. Pat Strunk seconded the motion. The motion carried unanimously.

The Board will review the current Enforcement and Fine policy for discussion at the next meeting.

The Board will consider, once again an amendment to the Declarations to further limit rentals in the community. This topic may be discussed at the next annual homeowners meeting.

Dennis Jerger made a motion to approve the request of Mr. Vandervroot to replace windows at 5855 W. Atlantic Place. The replacement must be like for like. They may be double hung and full screened. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the request of Mr. Vandervroot to install a new furnace and previously non-existent air conditioning unit "after the fact". Mr. Vandervroot will be required to submit a building permit from the City of Lakewood and will be charged a \$20 fine, pending a request for a hearing before the Board of Directors, for failure to submit a design review request and obtain written permission from the Board of Directors prior to installation. Dennis Jerger seconded the motion. The motion carried unanimously.

The Board confirmed the email approval of the installation of a radon mitigation system at 5750 W. Atlantic Place as part of the sale of the unit. The request was submitted by the previous owner DeLauro and will be installed by the Blacks. City of Lakewood Building Permit will be required if electrical system is needed..

Ron Fischer made a motion to approve the request of Mr. and Mrs. Peel to install a satellite dish on the east side of the garage of the unit. Pat Strunk 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 3:41 PM.