

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes May 26, 2021

Ron Fischer called the meeting to order at 1:52 PM, May 26, 2021, location at the SunPointe II Pool 5885 W Asbury Place Lakewood CO 80227.

Attending: Ron Fischer, Dennis Jerger, Pat Strunk, Ernie Dunn, Barb Quist, 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 April 13, 2021 Board Meeting minutes with minor corrections. Dennis Jerger seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through April 30, 2021, delinquencies, and April bank reconciliation were given to Barb Quist prior to the meeting. Barb Quist made a motion to approve the financials as presented. Pat Strunk seconded the motion. The motion carried unanimously.

The owner of 5899 W. Atlantic Place has not replied to the request to inspect the interior drywall repairs from the November 2019 snowstorm and resulting ice damming.

Draft of updated covenant enforcement policy has not come back from Altitude Law by the time of the meeting.

The Board will mail out ballot and information on an amendment to the Declarations to reduce the cap on rentals from 30 percent to 15 percent. This amendment is to maintain the SunPointe II community as a primarily residential community and thereby increasing the overall property values of the units. Information and ballots will be sent out on or about June 10, 2021. Ballot deadline will be July 15, 2021 at 5PM.

The Board will open the pool, bathroom and hot tub on Saturday June 12, 2021. The community will be required to sign waivers drafted by the Association's attorney at Altitude Law. The waivers must be signed by residents/owners/renters prior to pool use.

The Board discussed the results of the 2021 Community Survey. There was very low participation in the survey, only 41 of 162 owners filled out the survey. Of the people responding the over all consensus was positive about the community as a whole, the Board of Directors and the Management Company.

Ron Fischer made a motion to deny the request of Ms. Pascal at 5823 W. Atlantic Place and Ms. Seiley of 5825 W. Atlantic Place to erect a screen between 5825 and 5827 W. Atlantic Place to prevent unwanted contact with the neighbor. Board will send both owners a letter stating that the level of concern may be a police matter. Pat Strunk seconded the motion. The motion carried unanimously.

The Board will conduct community inspections at a future date.

Ernie Dunn made a motion to approve the request of Mrs. Gallegos of 5709 W. Asbury Place to remove rock and install mulch in its place on her front patio. The Board requests that the proposed edging brick be at least 2 inches from the patio wall siding. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the request of Mrs. Grommet of 5897 W. Atlantic Place to install wood steps over the existing concrete steps. Steps and handrails should not be attached to the building. Ernie Dunn seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the request of Mr. Rutan of 5768 W. Asbury Place request after the fact to install a ring type video doorbell. Ernie Dunn seconded the motion. The motion carried unanimously.

Next scheduled Board of Directors meeting will be June 15, 2021 at 2PM by at the SunPointe II Pool weather permitting.

The meeting was adjourned at 3:21 PM.