

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes June 15, 2021

Ron Fischer called the meeting to order at 1:59 PM, June 15, 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.

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

Open Forum: No one for open forum.

Pat Strunk made a motion to approve the May 26, 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 May 31, 2021, delinquencies, and May bank reconciliation were given to Barb Quist prior to the meeting. Ron Fischer made a motion to approve the financials as presented. Barb Quist 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.

There was no updated covenant enforcement policy from Altitude Law by the time of the meeting.

The ballot and information on the proposed amendment to the Association's Declarations to reduce the rental cap was not mailed out by the original deadline. The Board approved, proposed amendment will be mailed out by June 20, 2021 with the new deadline for ballots on July 24, 2021 at 5PM.

Cherry Creek Insurance Group is still collecting insurance proposals for the 2021/2022-year for Board review. The Board will receive information by email. Once proposals are received and reviewed the Board will vote on the 2021/2022 insurance coverage for the Association by email.

Ron Fischer made a motion to approve Schulhoff Tree and Lawns proposal to trim/prune selected trees in the community for \$3,500. Pat Strunk seconded the motion. The motion carried unanimously.

The Board agreed to meet on June 29, 2021 at 9:30 AM to conduct a community inspection.

The Board will conduct a final paint inspection on June 17, 2021 at 10:30 to inspect the 2021 paint and repair project.

The Board was informed about the possibility of rewriting the Association's Flag and Sign Policy if the Governor signs the House Bill 21-1310.

The Board agreed to remove a water shut off valve in unit 5861 W. Asbury Place that turns off water to this unit and two others. Removing the valve will prevent unintentional water shut off to 5859 and 5857 W. Asbury Place. The Board agreed to install a "unit" water shut off valve in the unit at 5861 W. Asbury Place at the Association's expense. Contact will be made with the owner of 5861 W. Asbury Place and get a general cost to make the proposed changes.

Ernie Dunn made a motion to approve the request of Ms. Routt of 5842 Place to replace the windows in the unit. Pat Strunk seconded the motion. The motion carried unanimously.

Next scheduled Board of Directors meeting will be July 13, 2021 at 2PM by at the SunPointe II Pool weather permitting.

The meeting was adjourned at 3:40 PM.