

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes July 13, 2021

Ron Fischer called the meeting to order at 2:04 PM, July 13, 2021, location at the SunPointe II Pool 5885 W Asbury Place Lakewood CO 80227.

Attending: Ron Fischer, Dennis Jerger, Ernie Dunn, Barb Quist, and Brian Gadbery, Manager. Quorum was reached. Pat Strunk was not in attendance.

Ron Fischer made a motion to approve the agenda. Ernie Dunn seconded the motion. The motion carried unanimously.

Open Forum: Mr. Hillyer of 5890 W. Asbury Place had requested an audience with the Board of Directors at this meeting. Email and USPS letter were sent to Mr. Hillyer inviting him to attend the meeting with the date, time and location. There was no response from Mr. Hillyer by email or by USPS. Mr. Hillyer did not attend the July 13, 2021 meeting.

Dennis Jerger made a motion to approve the June 15, 2021 Board Meeting minutes as written. Ernie Dunn seconded the motion. The motion carried unanimously.

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

No SunPointe at Lakewood Estates Common Maintenance Report.

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 Board will start canvassing for ballots on July 12, 2021 on the proposed amendment to the Declarations to reduce the rental cap.

The Board confirmed the approval of insurance renewal by email voted on June 23, 2021. Ron Fischer made the motion. Barb Quist seconded the motion. The motion carried unanimously.

The Board confirmed the approval of Alternative Dispute and Reserve Study Policies by email voted on June 30, 2021. Barb Quist made the motion. Ernie Dunn seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve a resolution banning charcoal grills, pellet grills and other open flame devices. This was required to be in compliance with new insurance company's requirements concerning grills, etc. Ernie Dunn seconded the motion. The motion carried unanimously.

Dennis Jerger made a motion to approve the purchase of a cell phone-based emergency phone to comply with new insurance carrier requirements and the cost of providing power to the phone for a cost not to exceed \$1,200. Ron Fischer seconded the motion. The motion carried unanimously.

Ernie Dunn made a motion to approve the 2020 Audit Report from Lee Public Accounting as presented. Dennis Jerger seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to “forgive” \$20,329.00 of accumulated inter fund activity over the last few years (\$20,329 of reserve fund obligations that were funded from the operating fund) as noted by the 2020 Audit. Barb Quist seconded the motion. The motion carried unanimously.

The Board denied Mrs. Simpsons request to leave outdoor light attached to the siding and patio walls of the unit at 5881 W. Atlantic Place and fine \$20 from not removing them as directed.

The Board requested Precision Management to write a letter to Mr. Goloskewitsch about keeping the screen/storm door closed, to prevent the dog from running on to the patio without supervision.

The Board will give Mr. and Mrs. Bishop of 5887 W. Atlantic Place another opportunity to address the Board or write a letter with their side of the story about how the “No Parking in the Alley” sign was damaged.

Ernie Dunn made a motion to approve the request of Mr. Gardner of 5830 W. Atlantic Place to replace existing gas fireplace with a new gas fireplace with direct venting. The existing chimney will have to be sealed off to prevent animals and insects from entering the abandoned chimney. Ron Fischer seconded the motion. The motion carried unanimously.

Next scheduled Board of Directors meeting will be August 10, 2021 at 2PM by at the SunPointe II Pool weather permitting.

The meeting was adjourned at 3:35 PM.