

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes August 10, 2021

Ron Fischer called the meeting to order at 1:59 PM, August 10, 2021, location at the SunPointe II Pool 5885 W Asbury Place Lakewood CO 80227.

Attending: Ron Fischer, Dennis Jerger, Ernie Dunn, Barb Quist, Pat Strunk, and Brian Gadbery, Manager. Quorum was reached.

Ron Fischer made a motion to approve the agenda with the addition of proposal to add a lift to the steps at 5898 W. Asbury Place. Barb Quist seconded the motion. The motion carried unanimously.

Open Forum: Mr. Hillyer of 5890 W. Asbury Place had asked for a second time to meet with the Board of Directors. 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 August 10, 2021 meeting.

Pat Strunk made a motion to approve the July 13, 2021 Board Meeting minutes as written. Barb Quist seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through July 30, 2021, delinquencies, and July 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.

No SunPointe at Lakewood Estates Common Maintenance Report.

The Board counted the ballots, on the proposed amendment to the Declarations to reduce the number of rentals allowed in the community from 30 percent to 15 percent, turned in by the deadline July 24, 2021 at 5PM deadline. The results were as follows: 103 in favor, 24 against and 35 owners did not vote. The proposed amendment failed, 67 percent or 109 owners had to vote in favor to pass the amendment.

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

No updated with owner of 5899 W. Atlantic Place regarding drywall damage from November 2019 ice damming.

Ron Fischer made a motion to redraft the resolution to prohibit charcoal grills, smokers, and pellet smokers to reflect insurance underwriters concession to allow electric pellet grills/smokers. Pat Strunk seconded the motion. The motion carried unanimously.

Barb Quist made a motion to accept Mr. and Mrs. Bishop's offer to pay half of the replacement cost of the damaged "No Parking in the Alley" sign at 5875 W. Atlantic Place. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the 2021 Tax Prep and Audit as presented by Lee Public Accounting for \$2,400. Dennis Jerger seconded the motion. The motion carried unanimously.

Barb Quist made a motion to accept Arrowhead Landscape Services proposal to replace loose, damaged or missing edging, rock small area near 5896 W. Asbury Place and remove dead junipers north of building number 17 for \$9,586.33. Pat Strunk seconded the motion. The motion carried unanimously.

Pat Strunk made a motion to have a community-wide garage sale on Friday August 27 and Saturday August 28 from 8 AM to 4 PM. Free ads will be placed with Craigslist and Nextdoor. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to remove shut off valve in 5859 W. Asbury Place and install a unit shut off valve for that unit as was done at 5861 W. Asbury Place. A proposal will be solicited from Lakewood Plumbing. Dennis Jerger seconded the motion. The motion carried unanimously. NOTE: the reason for this is because the owner's only option when shutting off water to the unit for repairs will also shut off water to the "downstream" unit.

Community dumpster will be in the pool parking August 20 to 23.

Ron Fischer made a motion to redraft sign, flag and disclosure polices per new State Law. Pat Strunk seconded the motion. The motion carried unanimously.

Dennis Jerger made a motion to approve proposal from Chieftain Construction, for steps on the back patio of 5896 W. Asbury Place to meet code and make it safe. Barb Quist seconded the motion. The motion carried unanimously.

Ernie Dunn made a motion to approve the request of Jordan Smith and Peter Weddle of 5895 W. Atlantic Place to replace the windows in the unit. Ron Fischer seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the request of Cathy Burruss of 5756 W. Asbury Place to replace select windows in the unit. Pat Strunk seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve the request of Gina Morrissey of 5738 W. Asbury Place to install a video doorbell. Pat Strunk seconded the motion. The motion carried unanimously.

The Board reviewed the request from Kelly Sun and Charles Pitek of 5714 W. Atlantic Place to install a radon mitigation system. The Board sent the request back proposing another location for the fan and vent system. The Board will wait for a response from the owners and the installer.

Next scheduled Board of Directors meeting will be September 8, 2021 at 1PM by at the SunPointe II Pool weather permitting.

The meeting was adjourned at 4:08 PM.