

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes September 9, 2021

Ron Fischer called the meeting to order at 1:54 PM, September 9, 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.

Pat Strunk made a motion to approve the agenda. Dennis Jerger seconded the motion. The motion carried unanimously.

Open Forum: No homeowners in attendance.

Ron Fischer made a motion to approve the August 10, 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 August 31, 2021, delinquencies, and August 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.

SunPointe at Lakewood Estates Common Maintenance Report. Loop Road potholes will be filled in September.

The Board discussed the questions and answers to updated Covenant Enforcement policy and will sent comments to Altitude Law to draft updated policy.

Ron Fischer made a motion to approve the revised Gas Grill and Pellet Stove policy to comply with new insurance requirements. Pat Strunk seconded the motion. The motion carried unanimously.

The Board made changes to the proposed Flag and Sign Policy and will be sent to Altitude Law for final preparation.

Ron Fischer made a motion to approve the updated Disclosure Policy. Pat Strunk seconded the motion. The motion carried unanimously.

The Board discussed ideas for the 2022 Budget and Reserve Projects. Precision Management will obtain proposals for the following: replace all driveways in the community with Asbury and Atlantic addresses being separated for a possible two phase approach, and proposal for replacement of patios at 5890 and 5888 W. Asbury Place to include sidewalk and retaining wall south of 5888 and full driveway replacement between buildings 32, 33, and 34.

The Board discussed Mr. Feldbrugge of 5760 W Asbury Place request/demand that the Association repair the exterior patio faucet at his unit. The Board denied his request/demand sighting a long history of owners repairing, maintaining and replacing exterior taps servicing individual units and the Association's governing documents. A letter will be drafted and sent to Mr. Feldbrugge.

The Board discussed Mr. Hickman's of 5893 W. Atlantic Place question if the entry of bats in his unit is the Association's responsibility or the owners. They also reviewed the proposal for bat mitigation from Wildlife, Inc. obtained by Mr. Hickman totaling \$974.00. The Board will further review the areas pointed out by Wildlife, Inc. Mr. Hickman at this point has only had one bat and it is not known where the entry point was.

The Board once again reviewed the request from Kelly Sun and Charles Pitek of 5714 W. Atlantic Place to install a radon mitigation system. The Board had previously sent a more aesthetically and better placement of the fan and vent to Kelly Sun and Charles Pitek for the radon mitigation company to review. The radon mitigation company came back with a slightly different placement. Pat Strunk made a motion to approve the installation of the radon mitigation system in the new location. Barb Quist seconded the motion. The motion carried unanimously.

The Board approved Mrs. Kroneberger's design review request to install two replacement patio lights with some conditions (one at the front door and one on the back patio) at 5889 W. Atlantic Place.

The Board denied Mrs. Kroneberger's design review request to replace the master bathtub with a walk-in shower due to lack of information on design/plan, installation, contractor, contractor insurance. A letter will be sent asking for more information to be reviewed by the Board.

Next scheduled Board of Directors meeting will be October 28, 2021 at time and location to be determined.

The meeting was adjourned at 3:56 PM.