

**SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM
ASSOCIATION, INC.**

**Meeting Minutes
October 28, 2021**

Ron Fischer called the meeting to order at 4:51 PM, October 28, 2021, location, Link Recreation Center 1295 South Reed Street, Lakewood, CO 80232.

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. Barb Quist seconded the motion. The motion carried unanimously.

Open Forum: No homeowners in attendance.

Ron Fischer made a motion to approve the September 9, 2021 Board Meeting minutes as written. Pat Strunk seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve the October 11, 2021 Board Meeting minutes as written. Pat Strunk seconded the motion. The motion carried with Dennis Jerger, Ernie Dunn, Barb Quist and Pat Strunk in favor and Ron Fischer abstaining.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through September 30, 2021, delinquencies, and September 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. The Commons 2022 Budget will be the same as 2021 Budget.

Ron Fischer made a motion to approve the proposed 2022 Budget increasing Management cost by \$250 and reducing Grounds improvements by \$250. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve and increase Precision Managements 2022 contract by \$250 an overall increase of 3 percent. Barb Quist seconded the motion. The motion carried unanimously. Note: Precision Management is owned and operated by Brian Gadbery who is also an owner in the community.

The Owner Budget Ratification Meeting will be held by Zoom Meeting Application December 12, 2021 at 7PM.

The Flag and Sign Policy will be posted on the website for community review as required by the Adoption of Policy, policy. The Board will vote on the policy at the next Board Meeting.

After detailed discussion with the Association's attorney it appears the policy is fine as written in 2013. The only change needed is the increase in fines to \$50 for the first, \$100 for the second and \$150 for the third violation.

Ron Fischer made a motion to include the replacement of three irrigation clocks during the 2021 irrigation season in the operating budget (Grounds Repair/Sprinklers) instead of taking the cost of replacement out of Reserves. Pat Strunk seconded the motion. The motion carried unanimously.

Barb Quist made a motion to replace the "Pool Rules" sign vandalized during the 2021 pool season. Sign to be manufactured by Fast Signs for \$165.87 using aluminum composite panel. Pat Strunk seconded the motion. The motion carried unanimously.

The Board elected to replace vandalized landscape lights in the entry island.

The Board authorized the manufacture of protective cages for entry island and monument sign lights not to exceed \$500.

The Board reviewed Mr. Robinsons of 5861 W Atlantic Place, email requesting steps installed outside the back patio, removal of the tree just outside the back patio and fix gate on the back patio. The Board denied all requests and decided to temporally secure the gate to prevent the owner injuring themselves exiting or entering the gate. The Board would look at the possibility of installing a gate on the more level side of the patio (south side of the patio). A letter will be sent by Precision Management to inform Mr. Robinson of the Board decision.

The Board was made aware of possible chimney cap leak at 5822 W. Atlantic Place. Precision Management will get bids to inspect and possibly replace the cap.

The Board was made aware of sewer line issue found at 5832 W. Atlantic Place. Damaged line was found during a new owner inspection. Board authorized a second inspection including both sewer line stacks in the garage of the unit. Precision Management will also solicit bids from contractors to repair the line.

Ron Fischer made a motion to approve Mary Lou Steinbacher's request to replace some of the windows in her unit at 5744 W. Asbury Place. Pat Strunk seconded the motion. The motion carried unanimously.

Next scheduled Board of Directors meeting will be December date, time and location to be determined.

The meeting was adjourned at 6:45 PM.