

# SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

## Meeting Minutes January 11, 2022

Ron Fischer called the meeting to order at 4:59 PM, January 11, 2022, 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: There were no owners attending for Open Forum.

Dennis Jerger made a motion to approve the December 16, 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 December 31, 2021, delinquencies, and 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: There was nothing to report.

Ron Fischer made a motion to approve and sign Precision Managements 2022 Management contract for \$51,500 and 2022 fee addendum. Pat Strunk seconded the motion. The motion carried unanimously. Note: The management fee was approved at the November 2021 Board meeting.

The new fines schedule for covenant violations and amended Covenant Enforcement Document was signed and will be effective immediately.

The new Flag and Sign Policy was signed at the meeting and effective immediately.

Ron Fischer made a motion to approve the chimney cap replacement at 5822 W. Atlantic Place by Chimney Sweeps of America for \$1,530. Barb Quist seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve the installation of an animal screen around the chimney at 5887 W. Atlantic Place by Chimney Sweeps of America for \$450. Ron Fischer seconded the motion. The motion carried unanimously.

Pat Strunk made a motion to approve Schulhoff Tree and Lawns proposal to trim back limbs from the chimney at 5887 W. Atlantic Place for \$360. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve DRS Engineering Contractors proposal to replace retaining wall and patios at 5888 and 5890 W. Asbury Place for \$132,281. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to deny Mr. and Mrs. Gardner's proposal to seal off the chimney cap at 5830 W. Atlantic Place using sheet metal and performing the work themselves. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion that the Gardner's at 5830 W. Atlantic Place obtain proposal(s) from a professional chimney cap company, to install a permanent chimney cap over the abandoned chimney on their unit. The Gardner's can use any professional company they choose but a design review request must be submitted unless the Gardner's choose to use Chimney Sweeps of American. Pat Strunk seconded the motion. The motion carried unanimously.

The Board was made aware of complaints about an aggressive homeowner towards other dog owners in the area regarding picking up after their dogs.

The Board requested Precision Management contact Arrowhead Landscaping and request visitor parking spaces are plowed better if possible.

The Board approved Mrs. Swanson's request to install a radon mitigation system at 5743 W. Asbury with restrictions.

Request by Ms. King owner of 5750 W. Atlantic Place to remodel the master bathroom was approved with restrictions and permits from the City of Lakewood.

Request by Ms. Jaminez owner of 5875 W. Atlantic Place to remodel the master bathroom was tabled pending more information from Ms. Jaminez.

Ron Fischer made a motion to waive all fines to property owner Patricia Kelley at 5829 W. Atlantic Place sighting that tenants have been evicted from the property and repair made resolving the violations. Ernie Dunn seconded the motion. The motion carried unanimously.

Next scheduled Board of Directors meeting will be February 8, 2022 date, at 5PM at the Link Recreation Center.

The meeting was adjourned at 6:52 PM.