

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

**Meeting Minutes
March 8, 2022**

Ron Fischer called the meeting to order at 5:03 PM, March 8, 2022, location, T/he Link Recreation Center, 1295 South Reed Street, Lakewood, CO 80232.

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

Pat Strunk made a motion to approve the agenda. Barb Quist seconded the motion. The motion carried unanimously.

Open Forum: Mr. Austin, 5877 W. Asbury Place, was invited to attend the meeting by USPS and twice by email to voice his concerns about management to the Board of Directors. Mr. Austin did not attend the meeting or reply to invitations to attend.

Pat Strunk made a motion to approve the February 8, 2022 Board Meeting minutes as written. Ron Fischer seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through February 28, 2022, delinquencies were presented to the Board. 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 discussion about removing and replacing Steve Behm who currently sits on the Board. The SunPointe II Board discussed Mr. Behm's lack of participation with issues concerning the SunPointe common Maintenance Association Board. The SunPointe II Board decided to remove Mr. Behm from the Board and appoint a new SunPointe Common's Board Member

Brian Gadbery of Precision Management and Manager of SunPointe II requested copies of Arrowhead landscaping snow removal invoice provided by SunPointe Common Maintenance to check on double billing.

The Board reviewed the agenda for the March 15, 2022 Annual Homeowners Meeting. The board asked that Mr. Gadbery of Precision Management include the number of patios that have been replaced since 2005 and review the painting schedule.

Ron Fischer made a motion to approve the proposal from The Pool Connection for pool and spa maintenance and choosing the tow-year contract option and have both the poo and spa serviced three times a week. Dennis Jerger seconded the motion. The motion carried unanimously.

Dennis Jerger made a motion to allow extended guest parking for visitor to Mrs. Tegowski of 5854 W. Asbury Place until April 16 2022. This is a one-time special circumstance permission. Ron Fischer seconded the motion. The motion carried unanimously.

Pat Strunk made a motion to install a no parking sign at the five-space parking area near 5723 W. Asbury Place. The sign will be placed at the stall on the north end. Ron Fischer seconded the motion. The motion carried unanimously.

The Board requested Precision Management obtain a proposal to install a curb cut and sidewalk along the north parking space at 5723 W. Asbury Place.

The Board requested Precision Management obtain a proposal for the cost of a four-foot concrete drain pan where the SunPointe II pool parking lot meets the Loop Road. The pan would help move water efficiently across this area and lessen the damage to the road surface. After the proposal is obtained SunPointe Common Maintenance will be asked if they would pay for this installation.

The Board was provided information from the Association's attorney Altitude Community Law about surveillance cameras.

The Board re-viewed the note from Mrs. Reilly of 5846 W. Asbury Place about drainage issues on the sidewalk between buildings 36 and 37 during the winter and she hopes the Association will resolve the problem. The Board was shown photos of the walkway the day after a snow and resulting melt off (snow storm March 6, 2022 and melt off March 7, 2022) which showed no significant issues. There is an issue when the ground is frozen and there are large amounts of snow melting that water can pool on the walkway as is common from time to time during the snow season. The walks are monitored for icing by Management, The Board and the Association's snow removal contractor. Precision management will respond to the letter.

The request by Mr. and Mrs. Bishop of 5887 W. Atlantic Place to remodel the master bathroom was approved with restrictions and permits from the City of Lakewood. Barb Quist made a motion to approved the request. Pat Strunk seconded the motion. The motion carried unanimously.

Next scheduled Board of Directors meeting will be April 12, 2022 date, at 5PM at the Link Recreation Center.

The meeting was adjourned at 6:38 PM.