

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes April 12, 2022

Ron Fischer called the meeting to order at 5:00 PM, April 12, 2022, location, The Link Recreation Center, 1295 South Reed Street, Lakewood, CO 80232.

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

Ron Fischer made a motion to approve the agenda with the addition of date and time for preconstruction meeting for patio project. Barb Quist seconded the motion. The motion carried unanimously.

Open Forum:

Mr. Hillyer of 5890 W. Asbury Place attended the meeting and addressed the Board. Mr. Hillyer had a number of issues to address with the Board and Management. The Board allowed Mr. Hillyer 35 to 40 minutes to voice his concerns. Mr. Hillyer's main complaint was how the Board arrived at the decision to split the cost of the heat tape with owners who have an "ice damming" problem. The Board will get back to Mr. Hillyer on the heat tape question. Mr. Hillyer also had issue with "inequity of enforcement of covenant violations, sighting the dog poop issue in front of 5866 W. Asbury Place. Issues with Property Manager, Brian Gadbery owner of Precision Management (Mr. Gadbery is also an owner of property at SunPointe II). Also issues with the Board, and the presentation of financials on the website.

Jessie Kiernan of 5731 W. Asbury Place asked about how to get the water shut off to the building to replace his unit water shut off valve. Mr. Kiernan must give Precision Management at least 48 hours to notify residents of the building that the water will be shut off to the building and to make arrangements with the community's water provider.

Ron Fischer made a motion to approve the March 8, 2022 Board Meeting minutes as written. Dennis Jerger seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through March 31, 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. Dennis Jerger seconded the motion. The motion carried unanimously.

SunPointe at Lakewood Estates Common Maintenance Report. The SunPointe II Member of the Commons Board will approach David Evans about being on the Board. Mr. Evans expressed interest about being on the Board at the Annual Meeting. The Commons board will try and schedule a meeting in June.

Driveway Paving proposals are still coming in.

Barb Quist made a motion to approve the proposal by J-n-J's Roofing Pros to make minor roof repairs at 5861 W. Atlantic Place for \$150.00. Dennis Jerger seconded the motion. The motion carried unanimously.

The Board will review the draft letter in response to an owner's young daughter to turn off walkway light to better see the moon. After review the letter will be sent to the owner and daughter.

The Board reviewed the proposal for Chieftain Construction to building and install five No Parking in the alley sign stands/holders. The Board asked for a proposal for the cost of the signs to be placed in the stand/holder before approving the building of the sign stand/holders for the Not parking in the alley signs.

The Board decided to change the hours to the pool for the 2022 season. They will be 7AM to 9PM instead of 7AM to 10PM. The change is responding to increased noise at cursing from late night pool users and the impact it has on nearby residents. The Pool will be open May 21 to September 11. The Board will have all owners wishing to use the pool sign a new pool use agreement form with the new information and to confirm owners know the pool rules. The forms can be mailed in, scanned as a pdf and emailed in. The Board will also be at the pool on May 7 and 14 from 10 A/m to Noon to collect forms in person.

The community garage sale for 2022 was tabled. The Board will have a community dumpster after construction projects are completed in July. The Board will have a volunteer day on May 14.

Ron Fischer made a motion to purchase feather reed grass and flower for the community not to exceed \$700. Feather reed grass will be planted along building 6 and on the north end of building 29. Flower will be planted at the pool area and pool deck planting pots. Barb Quist seconded the motion The motion carried unanimously.

There will be a preconstruction meeting on April 22 2022 for the retaining wall and patio replacements at 5888 and 5890 W. Asbury Place. Time to be determined.

The request by Dane Ohlrogge of 5734 W. Atlantic Place to replace all the windows in the unit with like for like windows was approved. Ron Fischer made a motion to approve the request. Barb Quist seconded the motion. The motion carried unanimously.

The request by Mark Austin of 5877 W. Asbury Place to remodel the kitchen to include counter tops and appliances was approved. Ron Fischer made a motion to approve the request. Barb Quist seconded the motion. The motion carried unanimously.

The request by Mark Austin of 5877 W. Asbury Pace to remodel the master bathroom including tub/shower, wall tile and move drains was approved. Ron Fischer made a motion to approve the request. Dennis Jerger seconded the motion. The motion carried unanimously.

Next scheduled Board of Directors meeting will be May 10, 2022, at 5PM the location to be determined.

The meeting was adjourned at 6:58 PM.