

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

**Meeting Minutes
May 2, 2022**

Ron Fischer called the meeting to order at 5:01 PM, May 2, 2022, location, The 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.

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

Open Forum: Mr. Hillyer of 5890 W. Asbury Place was invited to attend the meeting but did not attend.

Pat Strunk made a motion to approve the April 12, 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 April 29, 2022, delinquencies were presented to the Board. Bank reconciliation were given to Barb Quist prior to the meeting. Pat Strunk made a motion to approve the financials as presented. Barb Quist seconded the motion. The motion carried unanimously.

SunPointe at Lakewood Estates Common Maintenance Report. The SunPointe Common Maintenance Board will have a meeting on June 20, 2022 at 5PM at the SunPointe II Pool.

Ron Fischer made a motion to appoint David Evans to the SunPointe Commons Maintenance Association Board of Directors. Pat Strunk seconded the motion. The motion carried unanimously.

The Board requested Nick from National Pavement and Gerrick from DACS meet with the Board on the afternoon of May 12, 2022. Mr. Gadbery of Precision Management will contact the two pavement providers to set up time to meet with the Board.

Ron Fischer made a motion to have FastSigns make 6 No Parking in the Alley signs for a cost of \$608.02. Dennis Jerger seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to have Chieftain Construction make five more sign holders for the Not Parking in the Alley signs for an estimated cost of \$1,921.88. Dennis Jerger seconded the motion. The motion carried unanimously.

Ron Fischer make contact with the occupants at 5866 W. Asbury Place about the dog waste in front of this address. The dog waste has been consistently picked up since this conversation.

The Board will query the community about their interest in having a garage sale Friday and Saturday June 17 and 18, 2022.

There will be a Volunteer Day May 14, 2022 in the morning to plant grasses in front of building 6 and flower around the pool deck.

Bancroft-Clover notified Precision Management that they will work on the “catch” in the manhole on the north end of Building 3 sometime in the next four weeks. It is hoped this will allow solid waste to freely flow into the mainline sewer line.

The Board will review proposal from Aspen /Reserve Specialties to update the 2018 Reserve Study. The Board will discuss this proposal at the June Board of Directors Meeting.

Barb Quist made a motion to replace the chimney cap at 5865 W. Asbury Place with Mountain Man Fireplace & Chimney for \$1,160.00. Dennis Jerger seconded the motion. The motion carried Unanimously.

Ron Fischer made a motion to add a sidewalk west of 5723 W. Asbury Place. Contractor DRS will perform the work for \$3,383.00. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Cindy Jacop’s bathroom remodel at 5749 W. Asbury Place. The Board noted that Ms. Jacop started the work without requesting permission. The Board will demand that Ms. Jacop obtain a Building Permit from the city of Lakewood and pay any and all penalties if imposed by the City of Lakewood. A copy of the permit must be submitted to Precision Management once it is issued. Pat Strunk seconded the motion the motion carried unanimously.

Ron Fischer made a motion to approve Andrew Aymami’s request to install a handrail near the front door of 5870 W. Asbury Place. Pat /Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Nancy Rowley’s request to install a handrail near the front door of 5872 W. Asbury Place. Pat /Strunk seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve Marianne Goodland’s request to replace the security/storm door at 5856 W. Asbury Place The door must be white. Pat Strunk seconded the motion. The motion carried. unanimously.

Ron Fischer Made a motion to approve Dennis and Chris Jerger’s request to remodel the bathroom at 5873 W. Atlantic Place. Pat Strunk seconded the motion. The motion carried. Dennis Jerger abstained.

Ron Fischer made a motion to deny the request by Mr. and Mrs. Kumpf’s request to install a flag holder on the patio wall once construction is completed at 5888 W. Asbury Place. The Board sighted that there was an existing holder near the French doors on the east side of the unit. Barb Quist seconded the motion. The motion carried unanimously.

Next scheduled Board of Directors meeting will be June 14, 2022, at 5PM the location to be determined.

The meeting was adjourned at 6:53 PM.