

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

**Meeting Minutes  
July 26, 2022**

Ron Fischer called the meeting to order at 5:00PM, July 26 2022, location, SunPointe II Pool 5885 W. Asbury Place, Lakewood, CO 80227.

Attending: Ron Fischer, Barb Quist, Pat Strunk, Dennis Jerger, Ernie Dunn and Brian Gadbery, Manager. Quorum was reached.

Also attending the meeting were homeowners Cindy Jacop, Rachel Hoffer, Carolann Mohrman, Charlie Bradley, and Donald Winegarden.

Ron Fischer made a motion to approve the agenda. Pat Strunk seconded the motion. The motion carried unanimously.

Open Forum: There was general questions from some of the owners in attendance.

Pat Strunk made a motion to approve the June 8, 2022 Board Meeting minutes with minor edits. Barb Quist seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through June 30, 2022, delinquencies. Bank reconciliation were given to Barb Quist prior to the meeting. Ron Fischer 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. Barb Quist is now President of the SunPointe Common Maintenance Association. The Common Maintenance Association is obtaining bids to crack seal the Loop Road.

Ron Fischer made a motion to approve Schulhoff Tree and Lawns Pruning and tree removal proposal. Pat Strunk seconded the motion. The motion carried unanimously.

National Paving did not get a proposal for sidewalk trip hazard grinding in by meeting time.

Ernie Dunn made a motion to remove the cactus by the hot tub and pay Arrowhead for time and material to remove the cactus. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to lower the no parking in the driveway sign by one foot near 5856 W. Asbury Place. Chieftain Construction will be called to come up with a design to lower the sign. Ernie Dunn seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approved the three new polices as drafted by Altitude Community Law in compliance with new Colorado State Laws. The three polices are Covenant Enforcement, Collections and Conduct of Meetings. Pat Strunk seconded the motion. The motion carried unanimously.

Chad Anderson's request to replace windows at 5738 W. Atlantic Place was approved with restrictions and that the front three windows are not replaced by Power Windows because they cannot match existing windows. Ron Fischer made the motion. Barb Quist seconded the motion. The motion carried unanimously.

Jeanne William's request to replace windows at 5730 W. Atlantic Place was approved with restrictions and that the front three windows are not replaced by Power Windows because they cannot match existing windows. Ron Fischer made the motion. Barb Quist seconded the motion. The motion carried unanimously.

Ray Garcia's request to install a handrail outside his front door and inside the patio at 5758 W. Asbury was approved. Pat Strunk made the motion. Ernie Dunn seconded the motion. The motion carried unanimously.

Rachel Clouser's request to add a shower in the basement of 5723 W. Asbury Place was approved. Barb Quist made the motion. Ernie Dunn seconded the motion. The motion carried unanimously.

Kara Churma's request to install a video doorbell at 5867 W. Asbury Place was approved, after the fact. Ron Fischer made the motion. Pat Strunk seconded the motion. The motion carried unanimously.

Barb Quist's request to replace window glass in the front window of 5726 W. Atlantic Place was approved. Pat Strunk made the motion. Dennis Jerger seconded the motion. Barb Quist abstained from voting. The other members voted in favor of the request.

The Board conducted a hearing with Mr. Winegarden of 5824 W. Atlantic Place regarding three \$50 fines totaling \$150. Mr. Winegarden presented his case to have the fines removed. Mr. Winegarden stated he was selling the unit and that the problem "guests" would no longer be on property. The Board decided to waive the fines.

Next scheduled Board of Directors meeting will be August 9, 2022 date, at 5PM at the SunPointe II Pool.

The meeting was adjourned at 7:08PM.