

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

Meeting Minutes
September 6, 2022

Pat Strunk called the meeting to order at 4:57PM, September 6, 2022, location, SunPointe II Pool 5885 W. Asbury Place, Lakewood, CO 80227.

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

There were no owners for Open Forum. Isaac Ramp of 5899 W. Atlantic Place attended the meeting to address his design review request.

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

Barb Quist made a motion to approve the August 9, 2022 Board Meeting minutes with minor edits. Dennis Jerger seconded the motion. The motion carried unanimously.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through August 31, 2022, delinquencies. Bank reconciliation was 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. Common Maintenance will not change the overall budget numbers. The amount owed by SunPointe II to CMA will be the same as 2022.

Pat Strunk made a motion to approve Lee Public Accounting's 2022 proposal for tax prep and audit. Ernie Dunn seconded the motion. The motion carried unanimously.

Pat Strunk made a motion to approve Arrowhead Landscape Services 2022/23 snow removal contract. The Board selected 2 inches on walkways and 4 inches on driveways to trigger mobilization of snow crews. Barb Quist seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve the proposal by Arrowhead Landscape Services to supply irrigation to the corner of Iliff and Jewell. Pat Strunk seconded the motion. The motion carried unanimously.

There was some discussion whether to purchase a hand roadway stripping machine. This discussion was tabled and will be discussed at the October Meeting.

Barb Quist made a motion to approve the Comcast revised revenue sharing agreement. Comcast made changes to comply with new legislation that was recently passed. Pat Strunk seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve Isaac and Hallie Ramp's request to remodel bathrooms in the unit at 5899 W. Atlantic Place. Permits from the City of Lakewood will be required. Dennis Jerger seconded the motion. The motion carried unanimously.

Pat Strunk made a motion to approve Randy Baker's request to remodel bathrooms in the unit at 5824 W. Atlantic Place. Permits from the City of Lakewood will be required. Barb Quist seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve H7R7 LLC's request to remodel bathrooms in the unit at 5760 W. Atlantic Place. Permits from the City of Lakewood will be required. Pat Strunk seconded the motion. The motion carried unanimously.

Next scheduled Board of Directors meeting will be October 4, 2022, at Time and Location to be determined.

The meeting was adjourned at 6:02PM.