

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes October 4, 2022

Ron Fischer called the meeting to order at 4:56PM, October 4, 2022, location, The Link Recreation Center 1295 South Reed Street, Lakewood, CO 80232.

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

There were no owners for Open Forum.

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

Barb Quist made a motion to approve the September 8, 2022 Board Meeting minutes with minor edits. Pat Strunk seconded the motion. Ron Fisher abstained from voting. The motion passed 4-0 with one abstention.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through September 30, 2022, delinquencies. Bank reconciliation was 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. Commons will meet on October 7, 2022.

Dennis Jerger made a motion to purchase Parking Lot Striping Machine and Paint for \$448.00. Barb Quist Seconded the motion. The motion carried unanimously.

Arrowhead Landscape Services 2022/23 grounds contract was tabled. The Board had questions about the number of edgings during the term of the contract and the cost of increasing the number of edgings.

Ron Fisher made a motion to approve J-n-J Roofing Pros 2022 gutter cleaning proposal for \$6,450. Ernie Dunn seconded the motion. The motion carried unanimously.

Barb Quist made a motion to replace the tumbler on the door handle of the women's bathroom not to exceed \$300. Pat Stunk seconded the motion. The motion carried unanimously.

The Board reviewed the letter from Ms. Dolbow about neighbor's sunflowers hanging in her patio and other issues. Precision Management will respond to the letter with the Board's input at the meeting.

Ron Fischer made a motion to replace Ms. Dolbow's front gate, cost not to exceed \$500. Barb Quist seconded the motion. The motion carried unanimously.

The Board was given copies of the completed and approved 2021 Audit.

Ron Fischer made a motion to approve Maxx Towing's community tow contract. There is no cost to the Association for Maxx to tow vehicles from the community. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Precision Management's 2023 management contract with a 6% increase. Pat Strunk seconded the motion. The motion carried unanimously.

The Board reviewed the proposed 2023 budget. The approval of the budget was tabled until questions about Arrowhead's 2022/23 grounds contract were answered and the Board wanted to see numbers if the Reserve contributions were increased. New information will be presented by email and at the November Board of Directors meeting.

Barb Quist made a motion to approve Jennifer Liu's request to lease her property at 5736 W. Atlantic Place. Pat Strunk seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve Jamie Primiano's request to lease her property at 5736 W. Asbury Place. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Jeanne Williams request to replace the three front windows at 5730 W. Atlantic Place. Barb Quist seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve Ron and Janices Walter Request to replace the first floor bathrooms at 5770 W. Asbury Place. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Ron and Janices Walter Request to remodel the kitchen at 5770 W. Asbury Place. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to not approve the installation of a radon mitigation system at 5897 W. Atlantic Place pending more information about the location of the system. Barb Quist seconded the motion. The motion carried unanimously.

Next scheduled Board of Directors meeting will be November 9, 2022, at the Link Recreation Center. Time to be determined.

The meeting was adjourned at 7:14 PM.