

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

Meeting Minutes
November 9, 2022

Ron Fischer called the meeting to order at 6:02PM, November 9, 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.

Open Forum. Charlie Bradley and Rachel Hoffer

Ron Fischer made a motion to approve the agenda. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the October 4, 2022 Board Meeting minutes with minor edits. Pat Strunk seconded the motion. The motion carried unanimously.

The Board invited Ms. Hoffer to discuss her window replacement Design Review Request. Ms. Hoffer stated that Renewal by Anderson would be replacing the basement windows and two windows on the northwest corner of the unit. The windows had already been ordered. The Board approved her request.

All Association's financials, A/R Report, Budget vs. Actuals, Register of Checks written through October 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. Nothing to report.

Barb Quist made a motion to approve the revised Arrowhead Landscaping Monthly Maintenance contract for 2022/2023. Arrowhead made the change of 13 sidewalk edgings at no extra charge. Pat Strunk seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve option one of the proposed 2023 SunPointe II Budget. This included a \$10,000 increase to the Reserve Account. Pat Strunk seconded the motion. The motion carried unanimously.

The Board set time, date and location of the SunPointe II 2023 Budget Ratification meeting for 6:30PM Tuesday December 13, 2022 at the Link Recreation Center.

After a site visit to 5897 W. Atlantic Place and meeting with the previous owners representative, the current owner Laura Dunlap, and representative from SWAT Radon Mitigation. The Board approved the installation of the radon unit after the fact and gave direction for the continuation of the exhaust stack. Ron Fischer made the motion to approve the request. Pat Strunk seconded the motion. The motion carried unanimously.

Rachel Clouser's request to install a dryer vent and bathroom exhaust vent at 5723 W Asbury Place were tabled for insufficient information.

Anthony Gallegos's request to install a radon mitigation system at 5725 W Asbury Place was denied due to insufficient information. The Board requested information be provided to Mr. Gallegos on similar installations to see if his radon mitigation company could do the same installation as other similar units.

Rachel Hoffer's request to install replacement windows in the basement and the northwest corner of 5898 W. Asbury Place was approved see above.

Next scheduled Board of Directors meeting will be December 13, 2022, at the Link Recreation Center. Time of meeting will follow the 2023 Budget Ratification Meeting at 6:30PM

The meeting was adjourned at 7:49 PM.