

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

**Meeting Minutes
February 7, 2023**

Ron Fischer called the meeting to order at 5:53PM, February 7, 2023, 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. No one was in attendance 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 January 4, 2023 Board Meeting minutes with minor edits. Pat Strunk seconded the motion. The motion carried unanimously.

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

Ron Fischer made a motion to approve DRS Engineering Contractors proposal to replace patios and improve drainage at buildings 21 and 25 not to exceed \$350,000. DRS would be contacted to confirm pricing on the contract from October 2022. Pat Strunk seconded the motion. The motion carried unanimously.

FHA renewal material has been sent into FHA Pros for review and submission for renewal.

Jewell Street fence impact from 11/24/22 update. The driver of the vehicle pled guilty for DUI and other charges in Jefferson County Court. Part of the plea deal was to pay restitution for damage. The courts suggested the Association's insurance agent send a letter to the driver asking for insurance information and/or payment for the \$16,000 in fence damage. The driver will be given a few weeks to respond. If no response paperwork will be filled out and sent to Jefferson County Court for restitution.

DRS Engineering Contractors advised that the Association wait until temps warm up before making repairs to brick columns to the Jewell Street Fence. The freezing temps can damage the curing process for concrete and mortar used in the columns. The Board agreed to wait until it gets warmer before repairing the fence.

Proposal to relandscape the Jewell and Iliff corner have not been received from Arrowhead Landscape Services. Lakewood Estates Filing One doesn't want to pay for or supply power to monument light at the southeast corner of Jewell and Iliff. Historically Lakewood Estates Filing One has maintained that corner. The SunPointe II Board asked that property manager Brian Gadbery contact Lakewood Estates Filing One, again about supplying power to a light.

The Board agreed to purchase four \$25 gift cards to King Sooper to be given out at the Annual Meeting March 7, 2023. Tickets will be given to owners in attendance and a random drawing will be conducted at the end of the meeting to award gift cards.

Ernie Dunn made a motion to approve Schulhoff Tree and Lawns 2023 tree treatment proposal and selected the prepayment option. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Chieftain Construction to open a hole in the exterior of 5843 W. Atlantic Place to investigate possible squirrel intrusion. Siding near the fireplace/firebox will be opened up to make sure the squirrel is gone, and any nesting material removed. Cost not to exceed \$500. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve William Arrington's of 5827 W. Atlantic Place request to remodel the second-floor bathroom to include tile, tub/shower pan replacement. No moving of plumbing or electrical was approved with this motion. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Ross Klopff's of 5859 W. Atlantic Place request to install a radon mitigation unit. The exhaust to run through the garage and exit just above the shrubs on the north side of the garage and extend straight up to the roof line. The exhaust must be painted to match the building and an electrical permit must be pulled from the City of Lakewood Building Department. Barb Quist seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve a video doorbell at 5760 W. Atlantic Place installed by owner Sophia Kyzinai. Ron Fischer seconded the motion. The motion carried unanimously.

Pat Strunk made a motion to approve a video doorbell at 5711 W. Atlantic Place installed by owner Dorothy Schulte. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Kimberly Senger's request to install a radon mitigation unit at 5824 W Atlantic Place. The unit must exit into the back patio of the unit and the exhaust must take a straight line to the roofline. Exhaust must be painted to match, and an electrical permit pulled from the City of Lakewood Building Department. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to split the cost to remove one panel of the patio wall at 5885 W. Atlantic Place to allow for tree removal paid for by the owner Jill Chambers. Ernie Dunn seconded the motion. The motion passed by a three to two vote. Ms. Chambers must submit an invoice to Precision Management showing the total cost of the removal and replacement of the panel.

Next scheduled Board of Directors meeting was not scheduled.

The meeting was adjourned at 7:49 PM.