

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

**Meeting Minutes
March 13, 2023**

Ron Fischer called the meeting to order at 6PM, March 13, 2023, location, The Link Recreation Center 1295 South Reed Street, Lakewood, CO 80232.

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

Open Forum. No one was in attendance for open forum.

Pat Strunk made a motion to approve the agenda. Dennis Jerger seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the February 7, 2023 Board Meeting minutes with minor edits. Pat Strunk seconded the motion. The motion carried unanimously.

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

The Board did discuss moving some Reserve Funds to a short-term CD to achieve a higher interest rate. The idea was tabled until the Board has a better idea of what funds will be needed to cover 2023 Reserve expenses.

SunPointe Common Maintenance Association will have a meeting on February 23, 2023.

Ron Fischer made a motion to withdraw prior approval of DRS Engineering Contractors proposal to replace patios and improve drainage at buildings 21 and 25 not to exceed \$350,000. The Board, after review of the patios in question and the funds available for the project choose not to proceed with the project. Barb Quist seconded the motion. The motion carried unanimously.

FHA renewal material has been sent into FHA Pros for review and submission for renewal. No response as of the meeting date about renewal.

Jewell Street fence impact from 11/24/22 update. Precision Management submitted required paperwork to petition the court for restitution for the fence damage on Jewell. Waiting on response from the courts.

DRS Engineering Contractors is still waiting on weather to improve prior to starting on the Jewell Street fence repair.

The Board reviewed Arrowhead's proposal for landscape improvement to the southeast corner of Jewell and Ilff. The Board thought it was too complex and costly. The Board asked that it be rebid. One proposal for irrigation only and one for simpler landscaping.

The Board chose positions for its members as follows:
Ron Fischer President

Pat Strunk Vice President
Barb Quist Secretary/Treasure
Dennis Jerger Member at Large
Rachel Clouser Member at Large

Pat Strunk, Rachel Clouser and Dennis Jerger can be signers on the Association's accounts. Ernie Dunn will be removed as a signer.

The Board reviewed the reserve study drafted by Aspen Reserve Specialties. Ron Fischer made a motion to approve the Study with one change to the language about special assessments, remove special assessments for the next 6 years... and replace it with, The Board is aware that Special Assessments maybe required within the next 6 years.

Pat Strunk seconded the motion. The motion carried unanimously.

Pat Strunk made a motion to approve J-n-J Roofing Pros proposal to make roofing repairs to 5897 W. Atlantic Place above the front door for \$2,215.00. Dennis Jerger seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to open the pool on Memorial Day weekend and close on Labor Day 2023. Barb Quist seconded the motion. The motion carried unanimously.

The Following were tabled due to lack of time:

Garage Sale, Community Roll off, volunteer day, Review draft of 2023 Annual Meeting Minutes, Visitor Parking signs, Heat Tape Language.

Pat Strunk made a motion to approve Ms. Reilly's request to replace the garage door at 5896 W. Asbury Place. The owner will have to paint the garage door and use the Association's paint contractor. The owner will be responsible for the cost of painting the garage door. Barb Quist seconded the motion. The motion carried unanimously.

Pat Strunk made a motion to approve Ms. Carper's request to lease her property at 5845 W. Atlantic Place. Ms. Carper must follow all the Association's governing documents on leasing the property. Ron Fischer seconded the motion. The motion carried unanimously.

Barb Quist made a motion to deny Ms. Pham's request for additional parking for her parents living at 5892 W Asbury Place. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Ms. Foss's request to replace the garage door at 5821 W. Atlantic Place (After the Fact). The owner will have to paint the garage door and use the Association's paint contractor. The owner will be responsible for the cost of painting the garage door. Rachel Clouser seconded the motion. The motion carried unanimously.

Rachel Clouser made a motion to approve Ms. Kissell's request to add two walls to the basement of 5750 W. Asbury Place. Ms. Kissell will be required to pull permits from the City of Lakewood, for construction and electrical. Pat Strunk seconded the motion. The motion carried unanimously.

Next Board meeting is scheduled for April 11, 2023 at the Link Recreation Center.

Meeting was adjourned at 8:03PM.