

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

Meeting Minutes
April 11, 2023

Ron Fischer called the meeting to order at 5:56PM, April 11, 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. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the March 13, 2023, Board Meeting minutes as written. Barb Quist seconded the motion. The motion carried unanimously.

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

The Association did qualify and receive the FHA Renewal Certificate good until May of 2026.

Jefferson County Court did approve and sent the defendant request for restitution for damage to the Jewell Street fence. The Court should have a response by April 17, 2023, on the defendant's response.

DRS completed the repairs to the fence. Volunteers will paint the fence.

Barb Quist made a motion to approve Arrowhead Landscaping's proposal to install irrigation to the Iliff and Jewell corner for \$3,343.00. Pat Strunk seconded the motion. The motion carried unanimously.

The Reserve Study prepared by ARS was tabled pending language change concerning special assessment language in the study.

Board Members Pat Strunk and Rachel Clouser will be added as signers to the Association's checking accounts, and all former signers will be removed. Ron Fischer is principle on the accounts and did meet with Chase Bank to make the needed changes.

Ron Fischer made a motion to approve the Association 2022 Tax Returns as prepared by Lee Public Accounting. Barb Quist seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve Page Specialty Company proposal to replace the north bank of mailboxes for a total of \$11,556.00. Pat Strunk seconded the motion. The motion carried unanimously.

The Board tentatively set a date for community garage sale for May 19 and 20 from 8 AM to 4 PM pending community interest in the event.

The Board asked that Precision Management see if Republic Service can provide a roll off for May 19 to May 22 for community use. The roll off will be free of charge per contract with Republic Services.

Volunteer Day is scheduled for May 13, 2023.

The 2023 Annual Meeting Minutes were reviewed for accuracy. The minutes cannot be approved until the next Annual Meeting early in 2024.

The Board asked that Precision Management get proposals for signs stating the length for visitor parking. These sign would be attached to existing posts if approved.

The Board agreed the current language in the Heat Tape Agreement contract with homeowners is fine and will not change.

Barb Quist made a motion to approve Elizabeth McCarthy's request to pour a new concrete slab over the rocks in the front patio at 5713 W. Asbury Place with conditions. Pat Strunk seconded the motion. The motion carried unanimously.

Next Board meeting is scheduled for May 10, 2023, at the Link Recreation Center or SunPointe II Pool.

Meeting was adjourned at 7:15 PM.