

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

Meeting Minutes
June 14, 2023

Ron Fischer called the meeting to order at 6:01PM, June 14, 2023, location, 5885 W. Asbury Place, Lakewood, CO 80227 SunPointe II Pool.

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

Open Forum. Mr. and Ms. Behm of 5853 W. Atlantic Place addressed to Board about the condition of the window wells on the east side of the unit.

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

Barb Quist made a motion to approve the May 10, 2023, Board Meeting Minutes with minor changes. Pat Strunk seconded the motion. The motion carried unanimously.

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

Common Maintenance will be seal coating the loop road June 26, 27 and 28.

Ron Fischer wanted to acknowledge the help of Barb Quist and Pat Strunk with the garage sale.

Jefferson County Court no update on restitution for vehicle impact on the Jewel Street fence in November 2022.

Ron Fischer made a motion to approve the final draft of the reserve study. Pat Strunk seconded the motion. The motion carried unanimously.

Waiting on final approval and installation date for Atlantic Place mailboxes.

The Board approved language for Parking Signs to read as SunPointe II Visitor Parking Only Beyond This Point. Limit to 9 concurrent days in any 28 days.

Rachel Clouser made a motion to approve Schulhoff's tree trimming proposal for \$6,610 to include the removal and stump grinding of the Willow tree by the flagpole. Pat Strunk seconded the motion. The motion carried unanimously.

The Board affirmed the email vote to replace the concrete pan between budlings 37 and 38 and the pan at the pool parking lot.

Discussion on driveway damage near 5709 W. Asbury Place. Damage initially occurred from Republic Services trash and recycling truck and was further damaged by a company hired by the attorneys for

5715 W. Asbury Place. The Board agreed to take no action against the owners of 5715 W. Asbury Place. Republic Services has a clause in their contract that they are not liable for damage to asphalt.

Proposal to replace driveways at buildings 35/36 and 39/40/44/45 was tabled due to cost. The Board requested information on seal coating driveways and to repair two potholes near 5709 and 5750 W. Asbury Place.

The Board discussed water damage from the May 12, 2023, heavy rains to basements at 5865 and 5867 W. Atlantic Place. Hunter Engineering has been contacted for recommendations about drainage near these units.

The Board discussed the complaint from Mr. and Mrs. Behm about the condition of the window wells on the east side of the unit at 5853 W. Atlantic Place. Proposal will be requested to remove and replace the window wells.

The Board will plan community inspections sometime in July.

The Board will discuss CD investments at the next meeting in July.

The Board affirmed the email approval of the design review request by Ms. Dunlap at 5897 W. Atlantic Place to replace all of the front windows on the unit.

Barb Quist made a motion to approve Glenn Gardner's request to building out the basement at 5830 W. Atlantic Place. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Jill Chamber's request to install Astro turf over the dirt in her patio at 5885 W. Atlantic Place. Rachel Clouser seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve May Lout Steinbacher's request to install a new storm door at 5744 W. Asbury Place. Pat Strunk seconded the motion. The motion carried unanimously.

Pat Strunk made a motion to approve Alyssa Martinez's request to rebuild her basement after a water pipe damaged the unit at 5712 W Atlantic Place. Barb Quist seconded the motion. The motion carried unanimously.

Pat Strunk made a motion to approve Glenda Kissel's request to replace the garage door at 5750 W Asbury Place. Ron Fischer seconded the motion. The motion carried unanimously.

Next Board meeting is scheduled for July 12, 2023, at the SunPointe II Pool.

Meeting was adjourned at 7:46 PM.