

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

Meeting Minutes
August 30, 2023

Ron Fischer called the meeting to order at 6:04 PM, August 30, 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. No one for open forum.

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 July 12, 2023, Board Meeting Minutes with minor changes. Rachel Clouser seconded the motion. The motion carried unanimously.

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

Common Maintenance had nothing to report.

No update on restitution for vehicle impact on the Jewel Street fence in November 2022.

No update on cost of visitor parking signs.

Completion of community inspections will be conducted on September 5, 2023, at 8:30PM

Ron Fischer made a motion to approve moving \$100,000 out of the Reserve Account to Belco high yield CD for 12 months. The motion includes the cost of purchasing a membership at Belco. Dennis Jerger seconded the motion. The motion carried unanimously.

The Board reviewed engineering reports provided by Hunter Engineering regarding deteriorating concrete drain pans installed by National Paving Partners in 2022. Life of retaining wall along the north side of the tennis courts and pool. Drainage issues on the north end of Building Number 3. The report on 5753 W. Asbury Place basement staircase movement needs to be resent as the file was corrupted.

Only one proposal to lift patios at 5750, 5867 and 5869 W. Atlantic was received at the time of the meeting. The Board will review other proposals as they come in and decide about which company to choose by email.

Ron Fischer made a motion to approve DRS proposal to replace window wells at 5853 W. Atlantic Place and improve drainage, window wells and patio slab at 5865 W. Atlantic Place totaling \$24,189.00. Barb Quist seconded the motion. The motion carried unanimously.

The Board agreed to postpone crack filling of the tennis court due to the contractor's late response to filling the cracks in the spring of 2023 as promised.

Ron Fischer made a motion to contract with Lakewood Plumbing to scope the sewer line on building 45 for a cost not to exceed \$600. Pat Strunk seconded the motion. The motion carried unanimously.

Pat Strunk made a motion to approve Barb Quist request to replace vehicle damaged by neighbor's vehicle. Rachel Clouser seconded the motion. Ron Fischer, Pat Strunk, Dennis Jerger and Rachel Clouser voted in favor of the motion. Barb Quist abstained. The motion carried.

Ron Fischer made a motion to approve Anthony Gallegos request to install radon mitigation at 5725 W. Asbury Place with the following requirements: The owner is responsible of care, maintenance, and operation of the sump pump and pit due to it being sealed by the Radon Mitigation company, fan motor must be inside the garage, exhaust stack must be painted to match building color, motor will be operated for existing outlet and not modified. Pat Strunk seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve Jesse Kiernan request to replace the window at 5731 W. Asbury Place window must be like for like, same grid pattern, and operate as original windows. Pat Strunk seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve Mick Alcock request to replace front door lock with a keypad entry lock at 5840 W. Atlantic Place. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Gail Summner request to lease her property at 5857 W. Asbury Place (After the Fact). Barb Quist seconded the motion. The motion carried unanimously.

Next Board meeting was not scheduled.
Meeting was adjourned at 7:49 PM.