

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

Meeting Minutes
November 30, 2023

Ron Fischer called the meeting to order at 5:54 PM, November 30, 2023, at the Link Recreation Center 1295 S. 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. William Trucks

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

Pat Strunk made a motion to approve the October 10, 2023, Board Meeting Minutes with minor changes. Rachel Clouser seconded the motion. The motion carried unanimously.

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

Common Maintenance: No report.

The Board is interested in moving forward with proposal to get electric service to the monument light at the southeast corner of Iliff and Jewell. Precision Management will obtain a bid for electrical service from Radiant Lighting.

The Board reviewed the report from Hunter Engineering on the separation of trim from the drywall on the basement staircase at 5753 W. Asbury Place. The Report stated it was normal movement and no action was required. There was a suggestion to re-caulk and paint to improve the cosmetics of trim and wall to be performed by the homeowner. The Board will take no action as advised by the report.

The Board confirmed the email vote to open an 8-month certificate of deposit with Chase Bank and invest \$100,000 of the Reserve Savings account to be invested. Ron Fischer made the motion. Dennis Jerger seconded the motion. The motion carried unanimously.

The Board confirmed the email vote to approve the amended DRS Contract's cost of repairs at 5865 W. Atlantic Place patio and window well. The increase in cost was due to the addition of metal to hold the patio concrete in place. The new cost is \$27,119.00. Barb Quist made the motion. Pat Strunk seconded the motion. The motion carried unanimously.

The Board confirmed the email vote to approve Concrete Stabilization Technologies proposal to lift patios at 5867, 5869 and 5760 W. Atlantic Place for \$5,884.00. Pat Strunk made the motion. Barb Quist seconded the motion. The motion carried unanimously.

The Board confirmed the email vote to approve Concrete Stabilization Technologies proposal to lift the patio at 5742 W. Asbury Place for \$1,200.00. Barb Quist made the motion. Pat Strunk seconded the motion. The motion carried unanimously.

The Board confirmed the email vote to approve J-n-J Roofing Pros proposal to clean gutters for \$6,450.00. Pat Strunk made the motion. Dennis Jerger seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Rachel Hoffer's request to lease her property at 5898 W. Asbury Place. The owner will be issued a leasing permit, and the unit must be rented within 60 days. The owner will abide by the Association's governing documents on leasing. The motion was seconded by Rachel Clouser. The motion carried unanimously.

Ron Fischer made a motion to approve Austin Woodworth's request to install a video doorbell at 5826 W. Atlantic Place. The doorbell may be placed on the trim to the west of the front door facing directly at the front gate. The motion was seconded by Rachel Clouser. The motion carried unanimously.

Steve Behm's request to replace the dirt on the east side of the patio at 5853 W. Atlantic Place with a concrete slab was denied pending more information from Mr. Behm. Mr. Behm will be provided design and specification the Association used when installing patio slabs.

Next Board meeting scheduled for December 19, 2023

Meeting was adjourned at 6:31 PM.

Budget Ratification Meeting followed the Board Meeting.