

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

ANNUAL MEETING MINUTES

Tuesday March 10, 2015

7 PM – Lakewood Cultural Center 470 South Allison Parkway
County of Jefferson, City of Lakewood

Call to Order: President, Irene LeVangie at 7:08 PM, called Meeting to order.

Introductions: Irene LeVangie turned the meeting over to Manager, Brian Gadbery. Mr. Gadbery made introductions of the Board.

Roll Call: Fifty-eight (58) homeowners were represented, in person or by proxy, meeting the minimum required of 20%, or 33 homeowners, to have a quorum and conduct Association business. The count was 46 homeowners in person, 12 valid proxies.

Purpose of Meeting: To hold an Annual Meeting as per the SunPointe II legal documents and elect two (2) Board Members for a two-year term.

Proof of Notice: Brian Gadbery, Manager, held up Proof of Notice for the Annual Meeting. The letter was dated January 31, 2015, notifying homeowners of the Annual Meeting time, place, and date.

Approval of Minutes of Prior Annual Meeting: Minutes of prior annual meeting were approved without a reading. The motion was made by Irene LeVangie and seconded by Ron Fischer. The motion carried by acclamation.

Manager's Report:

Financials were reviewed. The 2014 budget vs. actual was given in simple form and also handed out to each homeowner as they signed in at the meeting.

An over view of Reserve expenditures over the last 11 years was presented by Mr. Gadbery. Just over 2.4 million dollar was spent to improve the community. 68 patios and patio walls have been replaced, all buildings have been painted twice with the last round changing buildings to an update color scheme and a comprehensive approach to siding repairs and trim repairs, two buildings have been entirely resided, pool, hot tub, pool deck, pool fence and mechanical systems have been replaced, water friendly landscape installed at buildings 28, 29 and 30, driveways have been crack sealed and seal coated twice, Jewell Street fence has been repaired and painted.

New Business: Board Member Elections.

Nominations for new officers were called for at the meeting. Irene LeVangie described what the time commitment was for officers and what the office entails.

Nomination were as follows:

There were two nominations to run for two open seats on the Board of Directors. Nominations were as follows:

Helen Fenton nominated Irene LeVangie to serve again on the board.

Irene LeVangie nominated Helen Leach to serve again on the board.

Seeing that a secret ballot was not required with only two nominations for two open seats on the Board. The nominees were voted on by acclamation. All present voted in favor with no abstentions or nays.

Brian Gadbery gave a power point presentation on four options for possible dues reallocation.

Option one: keep dues the same “percentage of ownership”

Option two: divide the budget between homeowners equally

Option three: share operating part of budget equally and apply “percentage of ownership” to reserve part of budget

Option four: include basement square footage in percentage of ownership. Option number four is not viable and is for information only.

Door prizes were drawn four \$25 King Sooper Gift Cards were given.

Adjournment: Meeting was adjourned at 9:05 PM.