

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

ANNUAL MEETING MINUTES

Wednesday, March 16, 2016

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

DRAFT

Call to Order: President, Irene LeVangie at 7:10 PM, called Meeting to order.

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

Roll Call: Sixty-seven (67) 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 51 homeowners in person, 16 valid proxies.

Purpose of Meeting: To hold an Annual Meeting as per the SunPointe II legal documents and elect Three (3) 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 February 15, 2016, 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 and by acclamation.

Manager's Report:

Financials were reviewed. The 2015 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 10 years was presented by Mr. Gadbery. Maps were presented in a slide show, showing the areas in the community where reserve funds were spent over the last 10 years. A PDF of the map and key will be sent to those who requested a copy by email.

A review of the proposed and soon to be voted on reallocations of assessments was discussed and information handed out to those in attendance as to how it would look and what assessments would be based on the 2016 approved budget.

New Business: Board Member Elections.

Eight homeowners in good standing expressed an interest in running for the Board of Directors. At the time of the meeting only five remained and were on the official ballot. A secret ballot was cast. The votes were counted by randomly selected homeowners using coupons handed out as owners signed in for the meeting, Lenore Patterson and Sharon Krebs were chosen and counted the ballots.

Results of the vote are as follows:

Ron Fischer	48
Ray Garcia	46
Mark Austin	38
Steve Behm	34
Nancy Bohnett	26

While votes were being counted Homeowner Marianne Goodland spoke about a bill in the House called HB1005, which would allow rain barrels to be used to collect rainwater. Ms. Goodland said that the way the bill was written, an HOA could not stop homeowners from installing the rain barrels.

Owners raised questions. Discussion was stopped due to the Board and Management not being aware of the Bill or the language in the Bill. It was premature to discuss the Bill since it had not passed nor been signed in to law by the Governor.

**Bill has passed the House and Senate by April 1, 2016 but there is language that does allow a common interest community to disallow the use of barrels or to draft a policy to address their use.

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

Adjournment: Meeting was adjourned at 8:37 PM.

General questions were taken by Management and the Board after the meeting was adjourned.