

**SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM  
ASSOCIATION, INC.  
ANNUAL MEETING MINUTES**

Tuesday, May 7, 2019

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

**Call to Order:** President, Ron Fischer at 7PM, called the meeting to order.

**Introductions:** President, Ron Fischer introduced the Board Members and Property Manager

**Roll Call:** Fifty-five (55) homeowners were represented, in person or by proxy. The meeting met the minimum requirement of 20% or 33 homeowners to have a quorum and conduct Association business. There were 36 owners present, 19 valid proxies and one signer was ineligible to vote or count towards quorum.

**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:** President, Ron Fischer, held up Proof of Notice for the Annual Meeting. The letter was dated April 4, 2019, notifying homeowners of the Annual Meeting time, place and date. This was a rescheduling of the March 13, 2019 Meeting, which was cancelled due to weather.

**Approval of Minutes of Prior Annual Meeting:** Minutes of the March 7, 2018 Annual Meeting were approved without a reading and by acclamation.

**Manager's Report:** Property Manager, Brian Gadbery of Precision Management, gave a simplified version of the 2018 Budget vs. Actuals. This information was also handed out at the meeting. Reserve improvements were also announced.

Improvements:

- Reroof Building 18
- Paint and Siding Repairs to Buildings 1, 2, 16, 17, 20, and 21
- Patio replacement, retaining wall and grading at Building #2, and 5770, 5760 and 5736 W. Asbury Place.
- Seal Coating of Driveways

**Officer's Report:** President, Ron Fischer queried the owners in attendance about reducing the number of rentals allowed in the Declarations. Current cap is 30 % with discussion of reducing the number to 15%. A show of hands indicated most were in favor of the possibility.

Mr. Fischer also acknowledged Pat Strunk's contribution to the gardening around the pool and the Iliff entrance.

**New Business:** Board Member Elections.

The following two names were on the ballot showing interest to run for the Board Prior to the meeting.

- Barb Quist
- Ernie Dunn

There were no nominations from the floor.

The two candidates were voted in by acclamation.

Door prizes were drawn for, and four \$25 King Sooper Gift Cards were handed out.

**Adjournment:** Meeting was adjourned at 7:45PM

Owner questions were taken after the meeting.

Main topic was development of the White Fence Farm Property.

Final