

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

Wednesday, March 11, 2020

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

Call to Order: Property Manager Brian Gadbery called the meeting to order at 7:04PM.

SunPointe II Board President Ron Fischer was supposed to open the meeting but was unable to attend do to illness.

Introductions: Property Manager Brian Gadbery, introduced the Board Members, Barb Quist, Dennis Jerger and Pat Strunk.

Roll Call: Forty nine (49) 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 at the start of the meeting. Two more owners arrived in person or by proxy after the start of the meeting. There were a total of 51 represented homeowners at the meeting: 28 owners present, 23 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: Property Manager, Brian Gadbery of Precision Management, held up Proof of Notice for the Annual Meeting. The letter was dated February 13, 2020, notifying homeowners of the Annual Meeting time, place and date.

Approval of Minutes of Prior Annual Meeting: Minutes of the May 7, 2019 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 2019 Budget vs. Actuals. This information was also handed out at the meeting. Reserve improvements were also announced.

Improvements:

- Paint Siding and Trim Repairs to Buildings 3, 4, 25, 26, 29, 30, 31, and 32.
- Seal Coating of Driveways

An update to the development of the White Fence Farm property was presented. The current status of the property is the developer is suing the City of Lakewood for not allowing development. Neighborhood Associations continue to pressure the City of Lakewood not to allow the density of development. Most likely the property will sit vacant for the next year or more.

Officer's Report: Was presented by Property Manager Brian Gadbery due the absence of Ron Fischer. The Board will once again mail out ballots to reduce the number of possible leased units from 30% to 15% (48 units to 24 units). This will be done sometime this summer. The last attempt resulted in 95 yes votes, 21 no votes, 2 abstentions, 1 no vote and 2 yes votes invalid because they came in after the deadline. The measure failed by just 14 votes. There were 41 owners who did not vote. Historic high rentals were 15 units rented with the current total being only 9.

The Board feels the reduction in rental units will make the community more attractive to future buyers, increase property values, easier to manage and promote pride in ownership. Future insurance premiums may also be affected for all homeowners if the rental percentage of the Community is High.

New Business: Board Member Elections.

The ballot of four names (Ron Fischer, Dennis Jerger, Granby Hillyer and Pat Strunk) were handed out as owners registered at the start of the meeting. There were calls for nominations from the floor, there were none. A secret ballot was cast and counted by Pat Reagh and George Hartley whose raffle ticket numbers were drawn at random to count ballots. The winners of the election are as follows:

- Ron Fischer
- Dennis Jerger
- Pat Strunk

Count at meeting by Reagh and Hartley are as follows:
Fischer 43; Hillyer 13; Jerger 41; and Strunk 47.

Count after the meeting by Management is as follows:
Fischer 46, Hillyer 15; Jerger 41; and Strunk 42.
The results of the vote present the same outcome.

Door prizes were drawn for, and four \$25 King Sooper Gift Cards were handed out to George, Janet, Susan and Sharry.

Adjournment: Meeting was adjourned at 8:19PM

Owner questions were taken after the meeting.