

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

ANNUAL MEETING MINUTES

Wednesday, March 24, 2021

7 PM – By ZOOM Meeting Application

County of Jefferson, City of Lakewood

Call to Order: President Ron Fischer called the meeting to order at 7:11PM.

Introductions: President Ron Fischer, introduced the Board Members, Barb Quist, Dennis Jerger and Pat Strunk, Ernie Dunn.

Roll Call: Fourty-seven (47) 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. There were a total of 47 represented homeowner at the meeting 29 owners present by ZOOM, 18 valid proxies.

Purpose of Meeting: To hold an Annual Meeting as per the SunPointe II legal documents, to update owners on the Association 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 March 10, 2021, notifying homeowners of the Annual Meeting time, place and date.

Approval of Minutes of Prior Annual Meeting: Minutes of the March 11, 2020 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 2020 Budget vs. Actuals. This information was mailed to all owners prior to the meeting. Reserve improvements were also announced.

Improvements:

- Paint Siding and Trim Repairs to Buildings 19, 27, 28, 33, 34 and Pool House.

Officer's Report: Ron Fischer gave a quick over view on the proposed amendment to the Declaration to reduce the number of rental units in the community. This amendment would reduce the allowed rentals from 48 to 24. This amendment was placed on hold due to the COVID-19 pandemic in 2020.

The amendment, voting information and pros and cons will be mailed out later this year for a vote of the community.

New Business: Board Member Elections.

Only two owner's made expressed an interest in running for the Board of Directors and made it known to Management and/or the Board. Barb Quist and Ernie Dunn (current Board Members with terms expiring) wanted to run again. A call for nominations from the floor was made, over ZOOM. There were no owners present interested in running for the Board. Barb Quist and Ernie Dunn were voted in by acclamation. If more than two owners wished to run for the two open Board positions. A secret mail in ballot would have been conducted.

Adjournment: Meeting was adjourned at 7:57PM

Owner questions were taken after the meeting.