

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

ANNUAL MEETING MINUTES

Tuesday, March 15, 2022

7 PM – Lakewood Cultural Center, 470 S. Allison Parkway, Lakewood, CO 80226
County of Jefferson, City of Lakewood

Call to Order: President Ron Fischer called the meeting to order at 7:04PM.

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

Roll Call: Fifty-three (53) 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. Quorum totals, 53 represented homeowners at the meeting; 25 owners present and 28 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 three (3) 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 February 16, 2022, notifying homeowners of the Annual Meeting time, place and date.

Approval of Minutes of Prior Annual Meeting: Minutes of the March 24, 2021, 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 2021 Budget vs. Actuals. This information was mailed to all owners prior to the meeting. Reserve improvements were also announced. Questions were taken from owners during the presentation of the 2021 Budget vs. Actual (Simplified and unaudited) and about reserve improvements.

Improvements:

- Patio replacement at 5888 and 5890 W. Asbury Place, retaining wall south side of Building 33 and drainage improvements in the same area.
- Replace driveway asphalt at pool parking lot and buildings 32, 33, 34, 35, 36, 37, 38, 39, 40, 44 and 45.

Officer's Report: Ron Fischer thanked the community for their participation at the Annual Meeting and for the care, the membership takes in the community at large. Mr. Fischer thanked the Board for their service and thanked Board Members Barb Quist and Pat Strunk for volunteering to clean the pool bathrooms during the season in 2021. Mr. Fischer also thanked Brian Gadbery of Precision Management for his care and diligence in the care of the community. Mr. Fischer also called on the attendees if they wished to run for the Board of Directors. Mr. Fischer thanked Steve Behm for his service on the SunPointe at Lakewood Estates Common

Maintenance Board and asked the attendees if they would be interested in filling Mr. Behm's place on the Common Maintenance Board.

New Business: Board Member Elections.

Only three owners expressed an interest in running for the Board of Directors and made it known to Management and/or the Board. Ron Fischer, Pat Strunk, and Dennis Jerger (current Board Members with terms expiring) wanted to run again. A call for nominations from the floor was made. There were no owners present interested in running for the Board. Ron Fischer, Pat Strunk and Dennis Jerger were voted in by acclamation. If more than three owners wished to run for the three open Board positions. A secret mail in ballot would have been conducted.

Adjournment: Meeting was adjourned at 8:11PM

Owner questions were taken after the meeting.