

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

Meeting Minutes  
October 10, 2023

Ron Fischer called the meeting to order at 6:00 PM, October 10, 2023, location, 5885 W. Asbury Place, Lakewood, CO 80227 SunPointe II Pool.

Attending: Ron Fischer, Barb Quist, Pat Strunk, Dennis Jerger, Rachel Clouser and Brian Gadbery, Manager. Quorum was reached.

Open Forum. Teresa Ditmon

Pat Strunk made a motion to approve the agenda. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the August 30, 2023, Board Meeting Minutes with minor changes. Rachel Clouser seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve the September financials. Pat Strunk seconded the motion. The motion carried unanimously.

Common Maintenance 2024 Budget will be the same as 2023.

Restitution for damages caused by the vehicle impact on the Jewel Street fence in November 2022 will be made at \$50 per month until the balance is paid. The Association should expect the first payment in December or January.

No update on cost of visitor parking signs.

Ron Fischer made a motion to approve DRS Engineering Contractors proposal to replace window wells at 5853 and 5865 W. Atlantic Place and make drainage and patio improvements at 5865 W. Atlantic Place for \$27,119.00. Dennis Jerger seconded the motion. The motion carried unanimously.

Still waiting on second concrete lift proposal for 5867, 5869 and 5750 W. Atlantic Place to correct negative slope on patios at those locations.

Ron Fischer made a motion to approve the 2023/2024 Grounds contract from Arrowhead Landscaping. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the 2023/2024 Snow Removal contract from Arrowhead Landscaping. Rachel Clouser seconded the motion. The motion carried unanimously.

The Board would like to run electrical to the monument sign at the SE corner of Jewel and Illif. Bids will be solicited for trenching and for electrical to old light fixture at the corner.

Barb Quist made a motion to approve Precision Management's 2024 contract. Pat Strunk seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve the 2024 Budget. Pat Strunk seconded the motion. The motion carried unanimously.

The Board requested Precision Management look at renting a room at the Link Recreation Center on November 30, 2023, to hold the 2024 Budget Ratification Meeting at 7PM. The Monthly Board of Directors meeting will precede the meeting at 6PM in the same location.

Pat Strunk made a motion to approve Ann King's request to replace the window at 5752 W. Atlantic Place. Window must be like for like, same grid pattern, and operate as original windows. Rachel Clouser seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve Michelle Bradeen's request to replace the storm door at 5869 W. Atlantic. Rachel Clouser seconded the motion. The motion carried unanimously.

Next Board meeting scheduled for November 30, 2023 at the Link Recreation Center.

Meeting was adjourned at 7:33 PM.

Final