

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

Meeting Minutes
April 17, 2024

Ron Fischer called the meeting to order at 5:30PM, April 17, 2024, at the Link Recreation Center 1295 S. Reed Street, Lakewood, CO 80232.

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

Open Forum. None

Barb Quist made a motion to approve the agenda with the addition of Lawsuit against Brian Gadbery. Rachel Clouser seconded the motion. The motion carried unanimously.

Pat Strunk made a motion to approve the February 15, 2024, Board Meeting Minutes with minor changes. Rachel Clouser seconded the motion. The motion carried unanimously.

Pat Strunk made a motion to approve the April financials. Rachel Clouser seconded the motion. The motion carried unanimously.

Common Maintenance: New No Parking signs will be installed on the loop road.

Ron Fischer made a motion to approve the installation of electrical and trenching by Radian Lighting for \$3,054.04 and trenching by Environmental Desing for \$1957.00 for a new light at Iliff and Jewel. Rachel Clouser seconded the motion. The motion passed four in favor and one against.

Homeowners who damaged garage trim at 5726 and 5861 W. Asbury have not responded to proposal to have the damage repaired and billed back to the owner.

Barb Quist made a motion to approve Radiant Lighting proposal to make repairs to conduit at the base of electrical meters on a number of units which need repair. The cost will be approximately \$324.18 per unit. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Environmental Desing's proposal to replace the stolen backflow valve at budling number 44 for \$4,382. Rachel Clouser seconded the motion The motion carried unanimously.

Ron Fischer made a motion to approve the 2023 Tax returns as presented by Lee Public Accounting. Pat Strunk seconded the motion. The motion carried unanimously.

2024 Calendar

Pool Open May 24, 2024

Pool closes Sept. 2, 2024

Volunteer Day May 18, 2024

The board may have a community BBQ at the pool, to be discussed later.

Precision Management will check on dates for possibly scheduling a roll off for the community.

Board positions will remain the same as last year.

Ron Fischer, President

Pat Strunk, Vice President

Barb Quist, Treasure

Rachel Clouser, Secretary

Dennis Jerger, Member at Large

Ron Fischer made a motion to replace the basketball back board damaged by a windstorm, not to exceed \$325.00. Pat Strunk seconded the motion. The motion carried unanimously.

Barb Quist made a motion to replace the tennis court nets for an estimated \$600.00. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve proposal by Schulhoff Tree and Lawn to remove storm damaged ash tree at 5884 W. Asbury Place for \$960. Pat Strunk seconded the motion. The motion carried unanimously. The Board opted not to grind the stump.

Ron Fischer will contact the Association's attorney Jeremy about lawsuit filed by a homeowner against Brian Gadbery, SunPointe II's Property Manager.

Ron Fischer made a motion to approve Kim Senger's request to install heat tape at 5824 W. Atlantic Place. Ms. Senger will utilize the Association's Heat Tape Agreement. Barb Quist seconded the motion. The motion carried Unanimously.

Ron Fischer made a motion to deny Jasmine and Garrett Hill's request to install 8 foot light stands in the patio of the home at 5703 W. Asbury Place. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Jeanne Williams request to replace the storm door at 5730 W. Atlantic Place. Barb Quist seconded the motion. The motion carried unanimously.

Next meeting tentatively May 8, 2024.

Meeting was adjourned at 7:30 PM.