

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

Meeting Minutes
June 19, 2024

Ron Fischer called the meeting to order at 6:03PM, June 19, 2024, at the SunPointe II Pool 5885 W. Asbury Place Lakewood, CO 80227.

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

Open Forum. None

Pat Strunk made a motion to approve the agenda. Ron Fischer seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the May 8, 2024, meeting minutes. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the June 9, 2024, meeting minutes. Pat Strunk seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve the May 2024 Financials. Rachel Clouser seconded the motion. The motion carried unanimously.

Commons Report by Barb Quist. SunPointe Common Maintenance cleaned out the storm sewers on the property. New no parking signs have been installed and signposts will be straightened out in a few weeks.

Pat Wilderotter of Cherry Creek Insurance Group and the Association's insurance agent, reviewed with the Board the cost of the Association's insurance for the 2024/2025 year. CCIG looked at many other insurance companies with an A or higher rating to present the best coverage for the best price for the Association. The Association's previous carrier dropped the policy due to the overall building cost coverage and the number of buildings to be covered. Pat presented information that over the past two-year insurance companies have paid out more than they have brought in, in premiums. Many HOA's are experiencing the same 100 plus percent increase in premiums this year. Pat thinks that for next year's insurance budget \$360,000 to \$375,000 should be enough to cover the premium increase for the 2025/2026 insurance cycle.

Barb Quist made a motion to approve Schulhoff Tree and Lawns 2024 tree pruning proposal for \$5,435.00. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Barb Quist's request to install a rail at 5726 W. Atlantic Place at the steps leading to the front door (inside the patio). Rachel Clouser seconded the motion. Ron Fischer, Pat Strunk, Dennis Jerger and Rachel Clouser voted infavor of the request. Barb Quest abstained. The request was approved.

Ron Fischer made a motion to approve Mr. and Mrs. Behm's request to install additional concrete to replace the dirt in the patio at 5853 W. Atlantic Place. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the 2024/2025 Insurance proposal from CCIG totaling \$332,376.50. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to cash out the newest CD in the Reserve Account to pay for part of the insurance premium. Rachel Clouser seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to move \$100,000 from Reserves to Operating to cover part of the premium for insurance. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to pay \$245,116 of the insurance premium for hazard insurance. Dennis seconded the motion. The motion carried unanimously.

Barb Quist made a motion to finance the remaining balance of the insurance premium of approximately \$70,000. Financing would be through CCIG's financing serves. Rachel Clouser seconded the motion. The motion carried unanimously.

Meeting was adjourned at 7:35PM.

Final