

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

Meeting Minutes
July 23, 2024

Ron Fischer called the meeting to order at 5:58PM, July 23, 2024, at the SunPointe II Pool 5885 W. Asbury Place, Lakewood, CO 80227.

Attending: Ron Fischer, Dennis Jerger, Rachel Clouser, Barb Quist and Brian Gadbery, Manager. Quorum was reached. Pat Strunk did not attend the meeting.

Open Forum. None

Barb Quist made a motion to approve the agenda. Rachel Clouser seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the June 19, 2024, meeting minutes with minor changes. Rachel Clouser seconded the motion. The motion carried unanimously.

Note on payment of the 2024/2025 insurance premium: \$100,000 was transferred from the Reserve account to Operating account to cover part of the cost of insurance. The two CDs were left untouched. The remaining unpaid balance of \$70,000 was financed through CCIG. Ten monthly installments of \$7,445.33 will be made, with no penalty of early payoff of the balance.

The Board was updated on the suit by Mr. Feldbrugge against Brian Gadbery, property manager. The court date is August 24, 2024, in small claims court. Brian Gadbery of Precision Management is working with Altitude Community Law to gather documents and files to defend the case.

The Board will conduct a community inspection and walk through on September 6, 2024, at 8AM. The walk through is to look at building conditions and check for covenant violations.

Ron Fischer made a motion to revise the Pool Rules regarding music to include all devices. Rachel Clouser seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to add language stating all garage doors must be closed and all vehicles must be fully parked in the garage of the unit with the door closed. Rachel Clouser seconded the motion. The motion carried unanimously.

Owners will be given 14 days to comment on the two rule changes.

Barb Quist made a motion to approve Erik Heggem's request to install a new dryer vent on the back patio of 5835 W. Atlantic Place to meet code requirements. Rachel Clouser seconded the motion. The motion carried unanimously.

Dennis Jerger made a motion to approve David Evans request to replace the garage door at 5828 W. Atlantic Place. The door will be painted by the Association's paint contractor and the cost will be billed to the owner. Ron Fischer seconded the motion. The motion carried unanimously.

Julia and Jerry Kulp of 5702 W. Atlantic Place did not submit their request to remodel the second-floor bathroom prior to the meeting. Their request was tabled.

Meeting was adjourned at 7:17PM.

Final