

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

Meeting Minutes
September 18, 2024

Ron Fischer called the meeting to order at 6:03 PM, September 18, 2024, at the SunPointe II Pool 5885 W. Asbury Place Lakewood, CO 80227.

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

Open Forum. None

Ron Fischer made a motion to approve the agenda with the addition of Community Rolloff and Budget Ratification Meeting. Barb Quist seconded the motion. The motion carried unanimously.

Dennis Jerger made a motion to approve the July 23, 2024, meeting minutes with minor changes. Rachel Clouser seconded the motion. The motion carried unanimously.

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

Common Maintenance Report from Barb Quist. Rocky Mountain Monitoring increased their monthly charge for logging vehicles on the Loop Road. The SunPointe Common Maintenance 2025 Budget will remain the same as 2024.

Mr. Feldbrugge dropped his suit against Property Manager Brian Gadbery. The suit was dropped but may file another suit at a later date.

Barb Quist made a motion to approve the revisions to the Rules and Regulations of SunPointe II as presented to the community for comment and review. Rachel Clouser seconded the motion. The motion carried unanimously.

The Board tabled Environmental Desing's proposed 2024/2025 snow removal contract. The Board asked if there could be a 4-inch option for snow removal on the driveways instead of the 2-inch snow depth option as listed on the contract.

Ron Fischer made a motion to approve J-n-J Roofing Pros guttering cleaning proposal for \$6,550. Pat Strunk seconded the motion. The motion carried unanimously. Gutters will be cleaned once all the trees have dropped their leaves.

The Board budgeted \$1,000 to landscape the corner of Iliff and Jewell for the sprint of 2025.

The new collections policy, policy regarding registration of phone number and email address and resolution on collections turnover was tabled. The Board asked for a redraft of the collections policy to allow for late fees to be assessed immediately after the grace period.

The Board confirmed the following Design Review Requests by email.

Julia Kulp request to remodel the second-floor bathroom at 5702 W. Atlantic Place.
Video doorbell request for Yara Fedde at 5714 W. Asbury Place, Adam Feldbrugge at 5760 W. Asbury Place and Michelle Routt at 5842 W. Atlantic Place with location restrictions.

The Board approved, by email, the new Republic Services trash and recycling contract by email. The new contract for \$2,592 saves \$114.03 per month.

Pat Strunk made a motion to approve Jeanne Williams request to remodel the second-floor bathroom at 5730 W. Atlantic Place. Barb Quist seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve Julia Kulp's request to replace windows, and window well covers (on the inside of the patio only) at 5702 W. Atlantic Place. Ron Fischer seconded the motion. The motion carried unanimously. NOTE: After further conversation with the window company and owner Mrs. Kulp the windows did not meet Association's requirements that they be like for like to include placement of grids within the windows. The design review request was placed on hold.

Marianne Good land and Jeffery Cowell request could not be considered for lack of information.

Next meeting will be October 22, 2024, time and location to be determined.

Meeting was adjourned at 7:18PM.