

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

Meeting Minutes
October 22, 2024

Ron Fischer called the meeting to order at 5:55PM, October 22, 2024, at 5717 W. Asbury Place, Lakewood, CO 80227.

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

Open Forum. None.

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

Pat Strunk made a motion to approve the September 18, 2024, minutes with minor changes. Rachel Clouser seconded the motion. The motion carried unanimously.

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

SunPointe Common Maintenance will have their meeting on October 29, 2024, at Noon.

Barb Quist made a motion to approve Environmental Design's 2024/2025 snow removal contract with 2 inches on the driveways, 2 inches on the walkways and call as needed for ice melt on walks and ice slicer on driveways. Ron Fischer seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the Collections Policy Package prepared by Altitude Community Law. Pat Strunk seconded the motion. The motion carried unanimously.

The proposed 2025 Budget was reviewed and discussed. The Board requested Property Manager Brian Gadbery to step outside the room while the increase to the Management Contract was discussed by the Board.

Ron Fischer made a motion to approve Precision Management's 2025 contract with a three percent increase. Dennis Jerger seconded the motion. The motion carried unanimously.

The Board requested Precision Management make the minor changes to the 2025 Proposed Budget and send it out by email for Board approval.

Ron Fischer made a motion to approve Altitude Community Law's proposal for retainer services. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Arapahoe Security's proposal to re-key the pool equipment room and storeroom door handle locks so that they automatically lock when closed. Pat Strunk seconded the motion. The motion carried unanimously.

There was discussion on repairs to the hot tub heater. The Board asked Precision Management to ask The Pool Connection about the warrantee prior to approving the repairs.

Ron Fischer confirmed the email approval of the Goodland,/Cowell Design Review Request to remodel their bathroom at 5856 W. Asbury Place. Pat Strunk seconded the confirmation. The motion carried unanimously.

Pat Strunk made a motion to approve Christopher Brodski's request to lease the unit at 5715 W. Asbury Place. Ron Fischer seconded the motion. The motion carried unanimously.

The Board set the 2025 Budget Ratification Meeting for Tuesday, December 3, 2024, at 7PM at the Link Recreation Center. The Board will have their December Board Meeting at 6PM prior to the Budget Ratification Meeting.

The Board will not meeting in November.

Meeting was adjourned at 7:44PM