

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

Meeting Minutes  
December 3, 2024

Ron Fischer called the meeting to order at 5:53PM, December 3, 2024, at Link Recreation Center 1295 S. Reed Street Lakewood, CO, 80232.

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

Open Forum. None.

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

Pat Strunk made a motion to approve the October 22, 2024, minutes with minor changes. Barb Quist seconded the motion. The motion carried unanimously.

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

SunPointe Common Maintenance had their meeting on October 29, 2024. They approved past email motions and discussed storm sewer clean out and seal coating of the loop road.

Pat Strunk made a motion to approve The Pool Connections proposal to repair the hot tub heater for \$1,532.25. Rachel Clouser seconded the motion. The motion carried unanimously. If The Pool Connection has time in their schedule they can repair it in December.

Ron Fischer made a motion to Approve the 2025 Painting and Re-siding proposal from Ranek Contracting for \$309,900. Pat Strunk seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve and sign Precision Management's 2025 management contract. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Lee Public Accountings 2023 Audit and approve the 2024 Audit and Tax Prep. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer confirmed the Boards email approval of the 2025 Budget.

Pat Strunk made a motion to approve Jill Chamber's request to install a video doorbell (after the fact) at 5885 W. Atlantic Place. Rachel Clouser seconded the motion. The motion carried unanimously.

The Board discussed Mr. McFadden's query about installing a natural gas backup electric generator in the common element next to his unit.

The Board discussion outcome was they would not be inclined to approve such an installation for the following reasons:

The generator would occupy common element property.

The generator would require installation of a concrete slab in the common element.

Not all residents have the ability to place the generator in the common element safely near their unit.

Concerns about noise when the generator was in use.

The Board and Management also pointed out the power rarely goes out and if it does it is only out for no more than an hour. The installation of a generator in the community is unnecessary.

Next meeting will be January 8, 2025, at 6PM. Possible location will be the Link Rec Center.

Meeting was adjourned at 6:27PM