

**SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM
ASSOCIATION, INC.
ANNUAL MEETING MINUTES**

Tuesday, March 7, 2023
7 PM – Lakewood Cultural Center, 470 S. Allison Parkway, Lakewood, CO 80226
County of Jefferson, City of Lakewood

Call to Order: President Ron Fischer called the meeting to order at 7:05PM.

Introductions: President Ron Fischer introduced the Board Members, Barb Quist, Dennis Jerger, Pat Strunk, Ernie Dunn and Property Manager Brian Gadbery.

Roll Call: Forty-nine (49) homeowners were represented, in person or by proxy. The meeting met the minimum requirement of 20% or 33 homeowners to have a quorum and conduct Association business. Quorum totals, 49 represented homeowners at the meeting; 25 owners present and 24 valid proxies.

Purpose of Meeting: To hold an Annual Meeting as per the SunPointe II legal documents, to update owners on the Association and elect two (2) Board Members for a two-year term.

Proof of Notice: President, Ron Fischer, held up Proof of Notice for the Annual Meeting. The letter was dated February 14, 2023, notifying homeowners of the Annual Meeting time, place and date.

Approval of Minutes of Prior Annual Meeting: Minutes of the March 15, 2022, Annual Meeting were approved without a reading and by acclamation.

Manager's Report: Property Manager, Brian Gadbery of Precision Management, gave an explanation of the 2022 Budget vs. Actuals. This information was mailed to all owners prior to the meeting. Reserve improvements were also announced. Questions were taken from owners during the presentation of the 2022 Budget vs. Actual (unaudited) and about reserve improvements.

Improvements:

- North bank of mailboxes replaced.
- Possible driveway replacement at buildings 35/36 and 39/40/44/45.

Officer's Report: Ron Fischer thanked the community for their participation at the Annual Meeting and for the care, the membership takes in the community at large. Mr. Fischer thanked Ernie Dunn for his years of service on the Board of Directors. Mr. Fischer thanked the Board for their service and thanked Board Members Barb Quist and Pat Strunk for volunteering to clean the pool bathrooms during the season in 2022. Mr. Fischer also thanked Brian Gadbery of Precision Management for his care and diligence in the care of the community. Mr. Fischer also called on the attendees if they wished to run for the Board of Directors.

New Business: Board Member Elections.

Only two owners expressed an interest in running for the Board of Directors and made it known to Management and/or the Board. Barb Quist (a current board member) wanted to run again and Rachel Clouser owner in good standing. A call for nominations from the floor was made. There were no owners present interested in running for the Board. Barb Quist and Rachel Clouser were voted in by acclamation. If more than two owners wished to run for the two open Board positions, a secret mail in ballot would have been conducted.

Adjournment: Meeting was adjourned at 8:02PM

Owner questions were taken after the meeting.

Final