

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes January 8, 2025

Ron Fischer called the meeting to order at 5:58PM, January 8, 2025, at 5826 W Atlantic 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.

Barb Quist made a motion to approve the December 3, 2024, minutes with minor changes. Pat Strunk seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the December 3, 2024, Budget Ratification Meeting Minutes. Barb Quist seconded the motion. The motion carried unanimously.

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

Ron Fischer made a motion to approve Ranek Contracting proposal to re-side and paint buildings 5, 6 and 15. And paint and make repairs to buildings 18, 35 and 36 for a total of \$408,700. Rachel Clouser seconded the motion. The motion carried unanimously. Note: contract was revisited due to management not understanding that the contract was divided into three sections and the totals were not added together when first presented to the Board.

The Board chose March 5 or 19 to hold the 2025 Annual Meeting depending on which date is available at the Lakewood Cultural Center Meeting room. The Board discussed presentation at the meeting. The Board approved four \$25 dollar King Soopers gift cards to be given out as door prizes at the Annual Meeting to Owners who attend in person.

The Board was made aware of the owners at 5854 W. Asbury Place Michelle and Katarzyna Tegowski, are disputing the charges by the Association to paint the replaced garage door. The Tegowski's replaced the garage door without seeking prior approval.

They finally turned in a signed design review request only after the form was hand delivered to the home. They signed the request after the fact and delivered it to Ron Fischer. The Board did approve the request after the fact and informed the Tegowski's that the door would have to be painted to match the building body and trim color. The Association's paint contractor would paint the door and trim for \$250. The owners were informed the door would be painted by the contractor. The door was painted and an invoice sent to the owners. The owners then painted the door, which had already been painted with a body and trim color that don't match. They are now refusing to pay for the invoice for painting by the Association's paint contractor. Ron Fischer and Brian Gadbery did visit the unit and inspected the poor paint job by the owners. The Board agreed the owners are responsible for payment of the invoice and would be charged interest of 8 percent until the invoice is painted in full.

A seal coating proposal was presented to the Board. It is under review and more bids were requested.

Ron Fischer made a motion to approve Schulhof Tree and Lawns 2025 tree treatment proposal for \$1,642.84. Rachel Clouser seconded the motion. The motion carried unanimously.

The Board confirmed the email approval of Amy Sue Pinto's request to lease her property at 5750 W. Atlantic Place.

Ron Fischer made a motion to approve the request by Mary DeBell to replace the window glass in her home at 5753 W. Asbury Place. Pat Strunk seconded the motion. The motion carried unanimously.

Pat Strunk made a motion to approve the request by Kimberly Spath at 5890 W. Asbury Place to install a video doorbell after the fact. Rachel Clouse seconded the motion. The motion carried unanimously.

Next meeting if needed will be on March 3, 2025. Possible location will be the Link Rec Center.

Meeting was adjourned at 7PM