

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

Tuesday, March 12, 2024

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 7:01PM.

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

Roll Call: Forty-nine (48) 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, 48 represented homeowners at the meeting; 27 owners present and 21 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 three (3) 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 16, 2024, notifying homeowners of the Annual Meeting time, place and date.

Approval of Minutes of Prior Annual Meeting: Minutes of the March 7, 2023, Annual Meeting were approved without a reading and by acclamation.

Manager's Report: Property Manager, Brian Gadbery of Precision Management, explained the 2023 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 2023 Budget vs. Actual (unaudited) and about reserve improvements.

Improvements:

- ☐ No Major Improvements are Planned for 2024

Officer's Report: President Fischer thanked the community for their participation at the Annual Meeting and for the care the membership takes in the community at large. Mr. Fisher announced that the community had a 99.3% on time assessment payment rate for 2023. He thanked the community members who came out for Volunteer Day and thanked Barb Quist and Pat Strunk for cleaning the pool bathrooms during the summer

at no charge. Pat Strunk was also thanked for caring for the pool area flowers. Since 2025 over 64 percent of the original patios have been replaced.

New Business: Board Member Elections.

Only three owners expressed an interest in running for the Board of Directors and made it known to Management and/or the Board. The three current Board Members were willing to run again for the Board of Directors. These three are Ron Fischer, Dennis Jerger and Pat Strunk. A call for nominations from the floor was made. There were no owners present interested in running for the Board. Ron Fischer, Dennis Jerger and Pat Strunk were voted in by acclamation. If more than three owners wished to run for the two open Board positions, a secret ballot would have been conducted.

Adjournment: Meeting was adjourned at 7:52PM

Owner questions were taken after the meeting.