

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

**2025 ANNUAL MEETING MINUTES**

Wednesday, March 5, 2025

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 7:04PM.

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

**Roll Call:** Forty-five (45) 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, 45 represented homeowners at the meeting; 25 owners present and 20 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:** Property Manager, Brian Gadbery, held up Proof of Notice for the Annual Meeting. The letter was dated February 3, 2025, notifying homeowners of the Annual Meeting time, place and date.

**Approval of Minutes of Prior Annual Meeting:** Minutes of the March 12, 2024, Annual Meeting were approved without a reading and by acclamation. David Evans made a motion to approve the minutes and Sharon Behm second the motion.

**Manager's Report:** Property Manager, Brian Gadbery of Precision Management did an overview of what members of the community Board of Directors and Management does to save the Homeowners money each year.

- The pool bathrooms are cleaned each week by Board Members Barb Quist and Pat Strunk.
- The Association sponsors at least one community volunteer day each year. They plant flowers, make minor repairs to landscape, paint patio top rails, rock clean up, downspout clean out and much more.
- Pool chemicals were purchase saving the 50 to 10 percent markup.
- After bad wind and snowstorms limbs are collected in piles for disposal, saving labor costs.

- Light bulbs are replaced on the walkway lights and garage side lights by volunteer.
- Snow is removed from mailboxes and some walkways prior to snow crews coming on property saving some time and making this area safer faster.
- The entry water feature is maintained by Brian Gadbery at a fraction of the cost of a water feature maintenance company.

Estimated annual savings is \$11,000 to \$20,000 each year.

Brian Gadbery reviewed the 2024 Budget vs. Actuals. This information was mailed to all owners prior to the meeting. There was a significant increase in the cost of Insurance for the Association in 2024. This increase was twice what had been budgeted for in 2024. \$100,000 was taken out of reserves to cover part of the cost increase and to avoid a special Assessment to Homeowners. In 2024 Reserves were used to repair 13 xcel energy service conduits that had separated from the meter and run electricity and install a light on the southeast corner of Iliff and Jewell.

Reserve improvements were also announced.

Improvements:

- In 2025 the paint 7-year paint cycle will began. The buildings scheduled for painting are 5, 6, 15, 18, 35 and 36.
- In 2025 three buildings will be resided with James Hardie Siding. James Hardie siding is a cement composite and provides fire resistance, rot resistance, and bug resistance. Buildings to be resided are 5, 6 and 15.
- Seal Coating of all driveways is also a possibility depending on costs.

**Officer's Report:** Ron Fischer Board President thanked owners for attending the 2025 Annual Meeting. Past Board Members were asked to stand and be recognized. Mr. Fischer also asked for anyone in attendance who had volunteered in the community to help save money to stand. More than half the audience stood to be recognized.

**New Business:** Board Member Elections.

Three owners expressed an interest in running for the two open Board of Directors positions. Each candidate stood and introduced themselves and gave a little information about how long they have lived in the community and why they would like to be on the Board of Directors. The three candidates are Rachel Clouser, Ross Klopff, and Barb Quist.

A secret ballot was cast. The ballots were counted by David Miller and Jesse Kiernan who were selected at random by use of the "raffle tickets" given to attendees prior to the start of the meeting.

Voting Results

Rachel Clouser received 34 ballots  
Barb Quist received 33 ballots  
Ross Klopf received 13 ballots

Rachel Clouser and Barb Quist own the election.

42 of the 45 ballots were cast. One ballot was disqualified because all three candidates were marked.

Four \$25 King Sooper's gift cards door prizes were given out at the end of the meeting.

**Adjournment:** Meeting was adjourned at 8:18PM.

There was not a question-and-answer session after the meeting.