

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

SPECIAL BOARD MEETING MINUTES

Thursday, March 26, 2026

5:30PM – 5862 W Asbury Place, Lakewood, CO 80227

County of Jefferson, City of Lakewood

Call to Order: President Ron Fischer called the meeting to order at 5:30PM. The attending SunPointe II Board members present: Dennis Jerger, Rachel Clouser, Will Trucks, and Ron Fischer. Quorum was reached.

Purpose of Meeting: Discussion of disputed monthly late fees by Mr. Adam Feldbrugge, homeowner at 5760 W. Asbury Place, Lakewood, CO 80227.

Review of Relevant Documents: The Board reviewed the following documents:

1. Mr. Feldbrugge's email dated March 19, 2026;
2. SunPointe II Policy Regarding Procedures for Collection of Unpaid Assessments;
3. the Statement of Mr. Feldbrugge's payment history from January 1, 2024, to March 16, 2026;
4. the pattern of late fee notifications by Mr. Brian Gadbery to Mr. Adam Feldbrugge and other SunPointe II owners.

Discussion: The Board discussed how late monthly assessments have been enforced at SunPointe II. The Board focused on the following SunPointe II policy concerning "Late Charges and Interest on Delinquent Installments", which has been in effect since October 1, 2025.

The Association or its managing agent shall impose on a monthly basis a \$20.00 late charge for each Owner who fails to timely pay any assessment with 15 days of the due date. This late charge shall be a "common expense" for each delinquent Owner. The Association or its managing agent shall impose interest from the date due at the rate of 8% per annum of the amount owed for each Owner who fails to timely pay their monthly installment of any assessment within 16 days of the due date.

The Board reviewed the past-due Statement sent to Mr. Feldbrugge on March 16, 2026, and determined it was consistent with past-due Statements sent to other SunPointe II owners. The Board noted that these notifications were consistently factual and professional.

The Board reviewed Mr. Feldbrugge's monthly assessment payment history, which showed on-time payments in 2024 through June of 2025. Late Fees were applied to past-due payments in June, October, and November in 2025. A Late Fee was imposed for a past-due payment in March 2026. As of the date of this Special Board Meeting the March 2026 assessment was not received.

The Board reviewed Mr. Feldbrugge's March 19, 2026 email resulting in these observations.

1. Mr. Feldbrugge's 4 delinquent payments since December 31, 2023, including that for March 2026, were not any more disruptive, or financially burdensome compared to the handling of other owners who had delinquent payments.
2. The Board reviews all recent financial transactions at each of its monthly Board meetings and has never found irregularities concerning checks received and deposited. Neither has the professional auditor hired by the Board identified any irregularities.
3. The Board reviewed Mr. Gadbery's conduct and manner in which he handles late fees and found them to be consistent with Board directives and expected behavior.

The Board directed that these findings be communicated to Mr. Feldbrugge by letter within the next 3 business days.

Adjournment: The meeting was adjourned at 6:00pm.