

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes

April 14, 2026

Ron Fischer called the meeting to order at 5:54PM, April 14, 2026, at The Link Recreation Center, 1295 S. Reed St., Lakewood, CO 80232.

Attending: Ron Fischer, Will Trucks, Barb Quist, Dennis Jerger, Rachel Clouser and Brian Gadbery Manager. Quorum was reached.

Open Forum. Luke Hoss, Google Fiber, Real Estate Partnership Associate.

Barb Quist made a motion to approve the agenda. Will Trucks seconded the motion. The motion carried unanimously.

Luke Hoss of Google Fiber presented to the Board their installation of a fiber optic network. They are currently installing in Lakewood Estates on the public roads. They are seeking permission to run fiber optic cable in the SunPointe II community and the private roads. Mr. Hoss made a couple offers to the Board to start the design of the installation. One would be an out clause if the Board is not happy with the installation plan and a possible two-year warranty on the installation along roadways for maintenance if needed. Provided those options are in the initial contract the Board would move forward with the proposal.

Ron Fischer made a motion to approve the February 10, 2026, meeting minutes with minor corrections. Rachel Clouser seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve the February and March Financials. Rachel Clouser seconded the motion. The motion carried unanimously.

Barb Quist, President of SunPointe Common Maintenance Association, announced a new member to the Common's Board from SunPointe I, Deb Clark. On April 27 SunPointe Common Maintenance will have the storm sewers cleaned. Precision Management mentioned that cleaning may not require to be cleaned as often as currently scheduled.

The Board welcomed its newest member Will Trucks to the Board. Dennis Jerger and Ron Fischer were both reelected to the Board at the 2026 Annual meeting. The Board designated Board Member positions as follows:

Ron Fischer, President

Will Trucks, Vice President
Barb Quist, Treasurer
Rachel Clouser, Secretary
Dennis Jerger, Member at Large

Pat Strunk will be removed from the signature card at Chase Bank. William Trucks will be added to the signature card at Chase Bank. Dennis Jerger will not be a signer on the accounts.

Ron Fischer made a motion to roll over a portion of the Reserve CD at Chase Bank when it comes due May 11, 2026. Barb Quist seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to cash out the Operating CD at Chase Bank when it comes due May 11, 2026. The funds will be used to pay down the 2026/2027 insurance premium in June 2026. Barb Quist seconded the motion. The motion carried unanimously.

The Board chose not to waive any of Mr. Feldbrugge's fees. The Board felt that the late fee, NSF fee, and stop payment fees totaling \$60.00 are justified. The Board will wait to see if Mr. Feldbrugge does send a check for \$60.00 to cover the fees and any correspondence accompanying the check. Mr. Feldbrugge will be sent the Board's decision by April 21, 2026.

The Board tabled the following agenda items to move to covenant violations and design review requests.

Cameras at the Pool, Parking Rules and Enforcement, Run the Water Feature this summer considering water restrictions, ACH Program, 2026 Survey Results, Possibility of leasing a limited number of visitor parking spaces.

Ron Fischer made a motion to approve William Trucks request to replace second floor south facing windows at 5832 W Atlantic Place. Rachel Clouser seconded the motion. Ron Fischer, Rachel Clouser, Barb Quist and Dennis Jerger voted in favor. William Trucks abstained from voting.

Rachel Clouser made a motion to approve Ernie Torres's request to replace the garage door at 5726 W Asbury Place. Will Trucks seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Josiah Baoumann's request to replace lighting in the basement and combine the kitchen pantry and first floor bathroom closet into one large pantry at 5895 W. Atlantic Place. Permits and licensed contractors will be required. Rachel Clouser seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve Deanna Payne's request to build out the basement at 5860 W Asbury Place. Permits and licensed contractors will be required. Rachel Clouser seconded the motion. The motion carried unanimously.

Will Trucks made a motion to approve David and Janet Bishop's request to install a new electrical meter and emergency shutoff on the northside of 5887 W. Atlantic Place as part of their approved kitchen remodel. This request is after the fact and satisfies a covenant violation for not requesting permission prior to installation. Rachel Clouser seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Jerry and Julia Kulp's request to lease their property at 5702 W. Atlantic Place, after the fact. This request satisfies their covenant violation for leasing the property in November of 2025 without permission from the Board. Rachel Clouser seconded the motion. The motion carried unanimously.

Next meeting is scheduled for May 12, 2026, 6PM, at the Link Recreation Center.

Meeting was adjourned at 7:58PM.