

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes May 13, 2026

Ron Fischer called the meeting to order at 5:53PM, May 13, 2026, at The Link Recreation Center, 1295 S. Reed St., Lakewood, CO 80232.

Attending: Ron Fischer, Dennis Jerger, Rachel Clouser and Brian Gadbery Manager. Will Trucks and Barb Quist were not in attendance. Quorum was reached.

Open Forum. No one came for Open Forum.

Ron Fischer made a motion to approve the agenda. Rachel Clouser seconded the motion. The motion carried unanimously.

Dennis Jerger made a motion to approve the April 14, 2026, meeting minutes with minor corrections. Rachel Clouser seconded the motion. The motion carried unanimously.

Rachel Clouser made a motion to approve the March 26, 2026, meeting minutes with minor corrections. Ron Fischer seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve the April Financials. Rachel Clouser seconded the motion. The motion carried unanimously.

There were no updates from SunPointe Common Maintenance Association.

Ron Fischer made a motion to affirm the email approval of the pool maintenance contract submitted by The Pool Connection. Rachel Clouser seconded the motion. The motion carried unanimously.

Rachel Clouser made a motion to affirm the email approval of Schulhoff Tree and Lawns 2026 tree and pest treatment proposal. Ron Fischer seconded the motion. The motion carried unanimously.

Dennis Jerger made a motion to affirm the email approval of the installation of a radon mitigation unit at 5756 W Atlantic Place. The owner will be charged \$150 to paint the exhaust stack once the unit is installed. Ron Fischer seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to affirm the email approval to sign the Google Fiber Right of Entry agreement. This agreement allows Google Fiber access to the community to

draft an installation plan. The Board has the right to reject the plan once it is presented. Rachel Clouser seconded the motion. The motion carried unanimously.

After reviewing the information and laws on cameras at the pool the Board decided not to install cameras at the pool. It may be considered in the future.

Revision of the parking rules was tabled for further review by the Board.

The vehicle towing policy was tabled until the parking rules are agreed on.

Ron Fischer made a motion to start up the water feature for the 2026 season. Rachel Clouser seconded the motion. The motion carried unanimously.

The Board asked that an article and feedback on the Association starting an ACH program to pay assessments be placed in the next newsletter.

The Board asked that comments from the 2026 survey be typed up and distributed to the Board Members.

Leasing of a limited number of visitor parking spaces to owner was tabled.

The Board will sponsor a community cookout at the pool Saturday June 13, 2026, from 11AM to 1PM. Hamburgers, Hotdogs, Chips, Soft Drinks and condiments will be provided by the Association.

The Board chose to have a community wide Garage Sale Friday and Saturday June 19th and 20th 8AM to 4PM each day.

Ron Fischer made a motion to approve DRS Engineering Contractors proposal to repair three "beam pops" at 5722, 5734 and 5736 W. Asbury Place. Rachel Clouser seconded the motion. The motion carried unanimously.

Rachel Clouser made a motion to approve Schulhoff Tree and Lawns 2026 tree trimming proposal for \$7,400. Ron Fischer seconded the motion. The motion carried unanimously.

The request by Ms. Rocco and Mr. Gnerra at 5756 W Atlantic Place to replace the front patio light with a carriage light was denied.

The request by Ms. Rocco and Mr. Gnerra at 5756 W Atlantic Place to install a video doorbell was approved.

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 June 16, 2026, 6PM, at the SunPointe II Pool 5885 W Asbury Place.

Meeting was adjourned at 7:24PM.