

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes

June 16, 2026

Ron Fischer called the meeting to order at 6:07PM, June 16, 2026, at the SunPointe II Pool 5885 W. Asbury Place Lakewood, CO 80227.

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

Barb Quist made a motion to approve the May 13, 2026, meeting minutes as written. Rachel Clouser seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve the May 2026 Financials. Rachel Clouser seconded the motion. The motion carried unanimously.

Tammy, a Board Member from SunPointe I is heading up SunPointe I's neighborhood watch program working with Ty of the Lakewood Volunteer Police. The SunPointe II Board was asked if it would be ok to install Neighborhood Watch signs at the Iliff entrance, Jewell entrance and one location on the south end of the Loop. Ron Fischer made a motion to approve installation of signs. Rachel Clouser seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to affirm the email approval of the 2026/2027 Insurance proposal form Cherry Creek Insurance totaling \$232,368. Rachel Clouser seconded the motion. The motion carried unanimously.

There have been no updates as to when Google Fiber will be on property to design their proposed installation of a fiber optic network at SunPointe II.

Parking Rules and Enforcement was tabled. All Board Members will be sent the attorney edited existing rules and come prepared at the July meeting to discuss parking rules.

Vehicle tow policy was tabled until such time as the Parking Rules and Enforcement are finalized. The cost to prepare a tow policy for the Association will be about \$500.00.

The Board discussed the possibility of implementing an ACH program through Chase Bank for homeowner to make ACH payments for monthly assessments. The cost is \$25.00 a month for the first 25 transactions and 25 cents for every transaction over 25 per month. The annual cost for the ACH program will be at least \$300 a year. The Board thought the program may not be necessary due to owner's ability to do their own bill pay through their banks avoiding fees and having more control over when funds are released. The question will be about ACH will be in the next newsletter.

Leasing of visitor parking was tabled until SunPointe II Parking rules are finalized.

Ron Fischer made a motion to approve Lakewood Plumbing's proposal to re-plumb the water supply to the irrigation backflow at 5722 W. Asbury Place and replace shut off valves in the men's bathroom at the pool for \$1,377.00. Rachel Clouser seconded the motion. The motion carried unanimously.

Peggy Reilly asked the Board to consider removing squirrels from the community. The Board did not see squirrels as an issue unless they have made their way into the buildings.

Rachel Clouser made a motion to approve Harriet Homes's request to replace the tub and tile in the main bathroom on the first floor of 5898 W. Asbury Place. Permits from the City of Lakewood and Insurance information will be required. Will Trucks seconded the motion. The motion carried unanimously.

The Ron Fischer made a motion to send the owner of 5764 W. Asbury to collections for past due assessments. Rachel Clouser seconded the motion. The motion carried unanimously.

Next meeting is scheduled for July 21, 2026, 6PM, at the SunPointe II Pool 5885 W Asbury Place.

Meeting was adjourned at 7:35PM.