

SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.

Meeting Minutes

July 21, 2026

Ron Fischer called the meeting to order at 5:57PM, July 21, 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. Barb Quist seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve the June 16, 2026, meeting minutes as written. Will Trucks seconded the motion. The motion carried unanimously.

Barb Quist made a motion to approve the June 2026 Financials. Ron Fischer seconded the motion. The motion carried unanimously.

Common Maintenance Association had no updates. Property Manager Brian Gadbery has left messages for Ty who oversees the Neighborhood Watch program

Ron Fischer made a motion to confirm email approval of the garage door replacement from Arlene Schneider at 5705 W. Asbury Place. Rachel Clouser seconded the motion. The motion carried unanimously.

An onsite meeting was scheduled with the Google Fiber installation design team for July 31, 2026.

The Board reviewed the attorney edits of the current parking rules. The Board asked the attorney to clarify short term parking language and to make it clear parking behind garages is prohibited. Exceptions to parking behind the garage would be made for contractors servicing a unit i.e. carpet cleaning trucks, garage door repair, furnace repair and other similar services.

Tow Policy and Leasing of visitor spaces was tabled until parking rules are approved.

The Board requested that a query about the Association offering an ACH program would be of interest to the community. Depending on the interest the Board would

determine if proceeding with Chase Bank application for the service would be worth the expense. This query will be in the July Newsletter.

The Board reviewed siding and painting proposal from Ranek Contracting LLC for the 2027 scheduled painting and siding repairs. The Ranek bid, depending on scope is \$418,900 to \$523,700. More bids will be requested.

Ron Fischer made a motion to approve Kimberly Senger's request to replace the garage door at 5826 W. Atlantic Place. The owner will be responsible for the cost to paint the door to match building body color. Rachel Clouser seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Michelle Bradeen's request to install air conditioning to the unit at 5869 W. Atlantic Place. Ms. Bradeen will also be required to repair ventilation holes between the kitchen and the garage and the garage to the exterior of the unit. These holes/vents were previously approved as a possible fix to issues caused by operation of a whole house fan. The whole house fan must also be disconnected to prevent carbon monoxide issues and pilot light extinguishing due to operation of the fan. Rachel Clouser seconded the motion. The motion carried unanimously.

Ron Fischer made a motion to approve Lydia Gall's request to install a video doorbell camera after the fact at 5732 W. Atlantic Place. Rachel Clouser seconded the motion. The motion carried unanimously.

Next meeting is scheduled for August 18, 2026, 6PM, at the SunPointe II Pool 5885 W Asbury Place.

Meeting was adjourned at 7:12PM.