STAR POINT CONDOMINIUM ASSOCIATION

Board of Directors Meeting
January 22, 2026 at 7:00 PM

Minutes

Call to Order
The meeting was called to order at 6:55 PM. Members present were William Machemer, Luiz Pinheiro, Maria Lechuga, Tina Lucido and James Garcia. Jessica Lingenfelter, Karli Phifer, and Ashley Shaw, with ACCU, were also present. There were fourteen homeowners present.

First Order of Business

A. **City of Thornton Police Department:** Police officers from the City of Thornton attended to address homeowner safety concerns, including recent car break-ins. The officers shared statistics regarding incidents in and around the community, including at Sky Park. They noted that police patrols currently drive through the community regularly, and additional visits or patrols can be scheduled upon request. Residents inquired about alternatives to police intervention for unhoused individuals. The Homeless Outreach Team is available during weekdays and can be contacted directly, though their resources are limited. Police can also refer cases to this team.

B. **City of Thornton Ward 1 Representative, Justin Martinez –**

   i. **Homeless Encampments & City Response for Sky Park:** The city representatives discussed ongoing efforts to address homeless encampments, noting significant cleanup costs (approximately $70,000 for a single encampment and $300,000 annually citywide). The city is partnering with non-profits, including Almost Home, and developing programs focused on eviction prevention and reducing homelessness.

   ii. **Flock Cameras & Data Privacy:** The City's use of Flock automated license plate reader cameras was discussed. Residents raised concerns regarding data privacy, vendor practices, and law enforcement access. City Council is currently reviewing the contract and will receive a formal presentation on February 3rd. Additional state legislation related to camera use is expected.

   iii. **State Legislative Updates:** State Representative Jackie addressed rising HOA insurance costs, citing Star Point's increase from approximately $67,000 to nearly $300,000. Proposed legislation is being considered to address insurance regulation and require individual water meters in new multifamily developments for conservation and equity. Discussion also included insurance carrier practices and potential regulatory measures to prevent companies from withdrawing from the state.

C. **Retaining Wall Project:** The retaining wall project is complete. The final cost totaled $599,000, reduced from the original $1 million estimate through scope adjustments. A $550,000 loan was secured for contingencies, and $49,000 was used from reserves. The Board confirmed no dues increase is planned for 2026. A final punch walk is scheduled with Karli, the Board, and Hall Ryan. The Board will review the engineer's recommendation for an additional $12,000 valley pan at Building 9.

Homeowner Forum
A homeowner asked about the noise curfew, and the Board confirmed quiet hours are 10:00 p.m. to 8:00 a.m., with violations needing proper documentation. Under state law (SB 11-37), fines cannot be issued once a violation is cured, and repeat issues require new documentation. The Board also discussed enforcement challenges and evidence requirements. Questions regarding fire pits, barbecues, and fireplaces were addressed; these are not permitted due to insurance requirements and fire risk, and damages from prohibited use would not be covered. Wood-burning fireplaces inside units are still prohibited per insurance guidelines.

Minutes Approval
The minutes of the September 18, 2025, meeting were reviewed. Tina made a motion, seconded by Will, to approve of the minutes as presented. The minutes of October 16, 2025, were also reviewed. Will made a motion, seconded by Tina, to approve of the minutes as presented. With no further comments from the Board or homeowners present, the motion was unanimously passed.

Management Report
Jessica provided the Manager's Report, which included updates on the number of tickets, violations, and work orders, as well as a summary of architectural requests and on-call activity.

Review of Financials
Jessica gave a financial overview of the December financials. Motion by Luiz and seconded by Will to approve the financials. With no further comments from the Board or homeowners present, the motion was unanimously passed.

Old Business

A. **Building 11 Plumbing Issue:** The plumbing issue in Building 11 has been resolved following excavation. The project is complete, and contractor payment is pending final Board approval.
B. **Community Tree Pruning:** The Association has a contract in place with Davey Tree for tree pruning and clearance. Scheduling is pending, and homeowners will be notified prior to work commencing.
C. **Electrical Panel Policy:** The Board formally adopted an Electrical Panel Replacement Policy to address fire risk and help reduce insurance premiums. The policy will be posted on the portal and distributed to homeowners with instructions regarding permits and required city inspections. Management is working to identify electricians who may offer discounted rates for bulk replacements. Homeowners who have already replaced panels are encouraged to submit permit documentation or schedule an inspection if documentation is unavailable. Management will maintain a tracking spreadsheet to monitor compliance. The Association's insurance broker indicated that compliance may reduce premiums by approximately 20–30%.
D. **Fire Alarm Deficiencies:** The fire alarm deficiencies have been corrected. The City of Thronton confirmed compliance and the project is complete.

E. **Snow Removal Company:** The Board confirmed that the new landscaping and snow removal company is Environmental Landworks. Homeowners were encouraged to provide feedback and notify management of any concerns. It was also noted that the vendor has placed a storage container in the rear parking lot to store equipment on-site for cost savings and improved efficiency.

F. **Community Gutter Cleaning:** The community gutter cleaning has been completed as well as additional follow-up items. The community is set until the beginning of summer.

G. **Building Cable Boxes:** All building cable boxes remain open as there are ongoing issues with communication to Comcast. Unable to have someone come out and address the issue. The Managing Agent will follow up again and attempt to get hold of someone. The board discussed the possibility of bringing fiber internet to the community. Research into available providers was a possibility that was discussed.

H. **Brightview Invoices:** Jessica discussed the outstanding Brightview invoices and the vendor's response regarding multiple sprinkler charges that lacked sufficient detail. The Board expressed dissatisfaction with the explanation provided and does not agree with multiple invoices issued on the same day for the same issue without clearer documentation. Jessica will follow up with Brightview to obtain additional clarification and schedule a meeting.

I. **Concrete/Patio Repairs:** Due to the time constraint for the reserved room, this was tabled until next meeting.

J. **Updated Reserve Study (2023):** Due to the time constraint for the reserved room, this was tabled until next meeting.

K. **Landscape Edging (2024):** Due to the time constraint for the reserved room, this was tabled until next meeting.

<u>New Business</u>

A. **Assignment of Board Positions:** Following the election of the new Board of Directors at the Annual Meeting, the Board assigned positions for the new terms as follows: Will Machemer as President, James Garcia as Vice President, Luiz Pinheiro as Treasurer, Maria Lechuga as Secretary, and Tina Lucido as Member-At-Large. With no further discussion from the Board or homeowners, the motion was unanimously approved.

B. **Invoice Approver:** The Managing Agent and Board discussed streamlining invoice approvals to avoid payment delays. Will and Luiz will both remain as approvers, but only one approval will be required moving forward.

<u>Adjournment</u>

There being no further business brought before the Board, Luiz moved to adjourn the meeting at 8:35 PM, seconded by Will. With no further discussion, the motion carried unanimously.