

**RESOLUTION OF STAR POINT CONDOMINIUM ASSOCIATION, INC.
REGARDING A POLICY DEFINING OWNERS' RESPONSIBILITY FOR THE
REPLACEMENT OF ELECTRICAL PANELS LOCATED INSIDE OF A UNIT**

SUBJECT: Adoption of a policy which requires Owners to replace the outdated electrical panels in their Units.

PURPOSE: To adopt a policy which requires Owners to be responsible for the replacement of outdated electrical panels located inside a Unit in order to comply with insurance requirements.

AUTHORITY: The Declaration (Article VI, Section 6.1(a)), Bylaws, and Articles of Incorporation of the Association, and Colorado Law.

**EFFECTIVE
DATE:** October 17th, 2025

RESOLUTION: Star Point Condominium Association, Inc. ("Association") hereby adopts the following Policy:

1. Replacement of Outdated Electrical Panels Located Inside Units.

- a. All Owners must replace any outdated Zinsco, GTE-Sylvania and Federal Pacific electrical panels located inside their Unit as these pose a fire and safety risk.
- b. In order to be compliant with this Policy, Owners must submit the following to the Association through their management company:
 1. Proof that an outdated Zinsco, GTE-Sylvania or Federal Pacific electrical panel has been replaced after obtaining the proper permit from the City of Thornton along with a copy of the permit;
 2. Proof of scheduling with a licensed electrician to pull a City of Thornton permit for the inspection of a replaced Zinsco, GTE-Sylvania or Federal Pacific electrical panel that was installed without the proper inspection permit or
 3. Submission of a written Architectural Request application that reflects the scheduling of a licensed electrician to replace an outdated Zinsco, GTE-Sylvania or Federal Pacific electrical panel.
- c. The Association is not responsible for the replacement of electrical panels, including without limitation, electrical outlets and any components thereto, located inside the Condominium Units. The Association is responsible for all electrical panels, including without limitation, electrical outlets and any components thereto, located on the Common Elements and/or servicing the Common Elements.

2. **Violations.**

- a. Any failure of an Owner to safely replace their outdated Zinsco, GTE-Sylvania or Federal Pacific electrical panels and/or outlets will result in a threat to the public health and safety of the community. The Association will strictly enforce their current Covenant Enforcement Policy using the health and safety enforcement steps outlined in the current Covenant Enforcement Policy of the Association. Owners are liable for all enforcement costs and attorney's fees incurred by the Association to enforce its Covenant Enforcement Policy as well as for restoration from any damages caused by Owner.
- b. If an Owner fails to replace and/or repair their outdated Zinsco, GTE-Sylvania or Federal Pacific electrical panels and it results in a fire within the community, the violator shall be responsible for the full costs to repair and replace any private property and/or Association property damaged by the fire.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of Star Point Condominium Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on October 16th, 2025, and in witness thereof, the undersigned has subscribed his/her name.

**STAR POINT CONDOMINIUM
ASSOCIATION, INC.,** a Colorado
Nonprofit Corporation

By: 

President

Star Point HOA Electrical Panels Policy

Final Audit Report

2026-01-22

Created:	2026-01-22
By:	Jessica Lingenfelter (jlingenfelter@accuinc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAALsx0mi1cT2lj1gtx5xUAVpJHCg8E0E4w

"Star Point HOA Electrical Panels Policy" History

-  Document created by Jessica Lingenfelter (jlingenfelter@accuinc.com)
2026-01-22 - 1:11:25 AM GMT
-  Document emailed to Will Machemer (wmach64@gmail.com) for signature
2026-01-22 - 1:11:29 AM GMT
-  Email viewed by Will Machemer (wmach64@gmail.com)
2026-01-22 - 4:00:16 AM GMT
-  Document e-signed by Will Machemer (wmach64@gmail.com)
Signature Date: 2026-01-22 - 4:00:59 AM GMT - Time Source: server
-  Agreement completed.
2026-01-22 - 4:00:59 AM GMT