

GOLD POINTE CONDOMINIUMS
COA Meeting Minutes
December 18, 2025
5:00pm - Clubhouse

Call to Order: 5pm

Board Members Present: Susan Cooper (President), Members-at-large: Carol McInnis, June Niece, Renee Tyminski, David V. Kimball

Board Members Absent: Nate Kracht (Vice President), Julie Kracht (Treasurer)

Homeowners Present: Ly Nguyen (G101), Alessandra Whitehall (E301), Vicki Kinkella (B104)

Site Management Report (Susan)

- Remediation work in A bldg because of a 2nd floor bathroom leak is on hold as the homeowner seeks their own repair company. Once the vendor is hired COA will pay this vendor our repair bid of \$3,000. The homeowner is responsible for any over bid cost.
- Two vendors will be on site this week for bids on cement walk repair in front of D building. The sidewalk was lifted due to tree roots.
- The board is obtaining bids for gutter cleaning. We hope to schedule this work in January.
- Building G has a water seepage to the walkway problem because the condo is below the landscape grade. Nasim is providing a plan and bid to install a French drain. The problem has persisted for over 6 years but was not addressed. Recent storms have brought the water to within two feet of the homeowners front door. A pump is currently removing water until the drain can be installed in the next couple weeks.
- Archon's bid has been accepted by the board for tree removal and pruning. Work will begin February 2nd, 2026. A large pine tree on the driveway entering Gold Pointe is compromised and needs immediate removal. An additional Ash tree in front of E building is also compromised and will fall if not removed. Several Vine Maple trees against buildings are compromising sidewalk and rock walls. All trees will be replaced on property in spaces away from the buildings. Trees chosen will provide habitat and food for birds as well as beautiful spring flowering and Autumn color. This step not only beautifies the property but fulfills the City of Tacoma Clean Air guidelines and meets Gold Pointe's Environmental Footprint Initiative. We are taking advantage of Tacoma City Lights \$30 discount coupon for up to three trees for each coupon. This bid is approx \$9,000+.
- Landscape Committee Report: June

Old Business

- We did not meet the grant guidelines for charging station installation through the VW Restitution Grant Program. We will continue to pursue other grants as they come available. Thank you Nate for all your hard work.
- Replacement of pool chair covers will be included in the 2026 budget. Cost will be between \$65-75/chair. We have 10 chairs to replace in 2026.
- Repair of the pool step will be addressed in April 2026.

New Business

The board has obtained four roofing bids for buildings B and C and has accepted the bid from Chase Roofing out of Puyallup. This is a family run business for over 22 years with excellent ratings.

Chase's bid provides a 25 year warranty on workmanship by GAF, and additional 5 years by Chase and a 40 year warranty on the asphalt product. C building will be completed first since they have experienced on-going leak issues. We just repaired a leak last week. The bid includes gutter replacement if needed. (Please see the attached Roofing Bid Report for all bids and warranties offered.) A sample of the asphalt roofing is in the library room.

Although it would be more aesthetically pleasing to match the surrounding forest colors by using a tan or brown, A buildings black roof forces the continuance of that color in the community unless a vote to change the color is desired by the board or community. The roof on A building will need to be replaced within 20-25 years and it could be corrected at that time to match a change in color to the other buildings. Work can begin in January with weather cooperation.

Asbestos testing has been done and there is no concern. This step is required by state law through Puget Sound Clean Air Agency.

Financial Review

Current Reserve balance through October 31, 2025: \$290,000+

Outstanding funds: \$19,000 as of October 30, 2025 (This amount includes balance of 2025 roof assessment which is due 01/31/2026 and COA dues)

There will not be an increase in the COA monthly contribution for 2026.

Roof replacement Assessment plan:

Through a combination of:

- obtaining competitive bids,
- securing vendors at a savings compared to the previous Property Management Company, and
- progressively intervening with repairs to prevent more costly outcomes

We have determined the reserve account can handle paying:

- 50% of the roof replacement and still provide growth at the end of the year.
- This means instead of the \$852 assessment we received for 2025 homeowners would be assessed \$450 for the year. This amount can be paid monthly at \$37.50 and will begin 02/01/2026.
- Any unexpected overage (such as extra plywood replacement) from the roof bid would be covered by the reserve.

We have found several questionable line items from the 2025 budget where we have captured funds to use towards the roof replacement. Such as:

- \$1,400+ to deliver six propane tanks a year.
- Payroll and taxes for an administrator living on site.
- \$6,000 in snow removal. We changed that line item cost to \$1,500.
- A \$6,000+ yearly savings in maintenance service.

Going forward after C buildings replacement, the plan is to contribute \$30,000 from the reserve for each building until the reserve can contribute more. The raise in the COA monthly contribution starting 2025 allows

us to use this money while continually replacing it each year. Our goal is to save a minimum of \$80,000 a year. Forecasting 5 years ahead our reserve should be around \$600,000 unless a new board interrupts this plan.

Homeowners Forum

- A homeowner brought a picture of algae on E bldg's roof and wanted to know if roof maintenance will continue during 2026. The board will be continuing roof cleaning in 2026.
- A homeowner felt that one notification by mail and a flyer by the mailbox was not enough notice of the meeting. It was suggested she immediately put the meeting on her calendar when she receives notice as a reminder.
- A homeowner needed help with repair and review of possible mold in her bathroom fan area. The fan had been broken for some time and when she had her father try to fix it he noticed what might be mold. The board will have a remediation company contact her.

Meeting Adjourned 6:15pm

Documents provided: *Asbestos Testing Result Report, Roof Bids, Archon Tree Service Bid*