

Gold Pointe Condominiums
Annual Meeting Minutes
January 21, 2026 - 6pm - Clubhouse

Call to Order: 6pm

Board Members Present: Susan Cooper, President; Nate Kracht, Vice President; Julie Kracht, Treasurer/Secretary; Members-at-Large: Carol McInnis, June Niece, Renee Tyminski, David V. Kimball

Board Members Absent: None

Guests: Carol Burton, Diamond Community Management

Homeowners Present: Loredonna Hoesel A-102; Abinaya Mohan A-103; Leroy Boyce A-301; Vicki Kinkella B-104; April Nimick B-201; Lori Lamb B-202; Mary Nathan C-102; Carlene Abrams C-104; Ilona Kambla C-301; Jason Zhu C-304; Lynn Kelly D-101; Alexis McDonald D-203; Anne Adasiak-Andrew D-302; Eric & Sue Johnson E-101; Dana Bachellerie E-102; Larissa Vogel E-201; Alessandra Whitehall E-301; Darlene Hall E-305; Elaine Winter & Bill Baty F-201; Ly Nguyen G-101

Approval of Minutes: The board approved the January 2025 Annual Meeting Minutes, and December 2025 COA Meeting Minutes.

2025 Budget Review: The first four (4) months of 2025 were managed under a different board and property management company. The community replaced the board effective April 1st, 2025, and Reeder Property Management resigned effective April 30, 2025. Diamond Community Management began July 1st, 2025. A thorough review of the 2025 budget was performed by the board in December to identify expenses that were not continued. A savings of over \$40,000 was captured and reported to the community in writing prior to the meeting and verbally reviewed at this meeting. The savings are as follows:

<u>5001</u>	Mileage/Gas	\$380.97
<u>5010</u>	Property Management	\$4,230.00
<u>5020</u>	Manager Salary	\$4875.00 (Discontinued)
<u>5050</u>	Payroll Taxes	\$3003.57 (Discontinued)
<u>5060</u>	Employee Benefits	\$696.00 (Discontinued)
<u>5142</u>	Modem Service	\$2,157.09
<u>5190</u>	Administrative Exp.	\$84.26
<u>5200</u>	Maintenance	\$6,261.23
<u>5205</u>	Maintenance Supplies	\$1,080.00

5220	Grounds Maintenance	\$6,780.00
5223	Snow Removal	\$5,923.11
5240	Pest Control	\$562.39
5318	Storm Drain	\$200.00
5331	BBQ- Propane	\$1,431.00
5435	Legal	\$4,042.80

Homeowner Questions:

- A homeowner stated they have been present at many meetings over the years but never got answers to her questions. She asked the previous president why there are so many questionable charges found. The former president did not respond.
- The former president asked why an estimate of \$25,000 for parking lot sealing is not in the budget. The board explained no information about that estimate was transferred from Reeder to Diamond. However, the parking lots will be painted in the Spring.
- The former president asked how the board was able to charge the community for a roof assessment without the homeowner's vote and why homeowners did not see all the bids. The board explained the 2026 roof assessment, at half the cost of 2025's, is not a new assessment but the continued roof assessment placed on the community in 2025 by the previous board. Building A was completed in 2025 and Building C will be completed in 2026. The current board's financial plan allows the community to replace a roof every year until the property is complete. The board stated the bids are available to be viewed at any time. The board explained the difference in the 4 bids, except for one of the bidders who was ridiculously high, were financially the same, but Chase Roofing offered a 30-year warranty on workmanship (25 years from GAF and additional 5 years from Chase) and a 40-year warranty on the roof product. This is an exceptional warranty. The company is family owned and has been in business for over 20 years with excellent reviews. Several of the competing bidders confirmed Chase Roofing is a leader in the industry in the South Sound.
- A homeowner asked Carol from Diamond the logistics of paying the roof assessment in regard to her automatic withdrawal for her COA payment. Carol explained a payment can be sent separately or a phone call to her and she can set aside how much the homeowner wants to go to the roof assessment. The board took this opportunity to explain the \$450 roof assessment for 2026 can be paid anytime between February 1st, 2026 and January 31st, 2027.
- A homeowner asked Carol from Diamond about the cost of filing paperwork for the sale of a condo. Carol explained it was a \$200 fee.
- A homeowner asked when the December meeting notes would be available. The board explained they had just been approved at this meeting and will go onto the website within one day.
- A homeowner shared her concern the board does not have a secretary. The board explained the secretary duties are being shared between the Julie Kracht, treasurer and Carol at Diamond Community Management until another secretary can be appointed.

- A homeowner asked Carol from Diamond if the budget document could be provided every month to homeowners. Carol she would set that up.

Meeting Adjourned: 7:30pm