

Gold Pointe Condominiums

February COA Meeting

February 18, 2026 – 5:30pm - Clubhouse

Call to Order: 5:30pm

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

Board Members Absent: David V. Kimball

Guests: Carol Burton, Diamond Community Management

Homeowners Present: Abinaya Mohan A-103; Jana Bergman A-202; Maria Otero B-101; Vicki Kinkella B-104; April Nimick B-201; Lori Lamb B-202; Richard Drawhorn B-204; Mary Nathan C-102; Carlene Abrams C-104; Alexis McDonald D-203; Mary Gazdik D-204; Ly Nguyen G-101; Greg and Carole Ranger G-303

Approval of Minutes: The board has approved the January 2026 Annual Meeting Minutes.

2026 Budget Ratification Vote (Carol Burton, Diamond Community Management): The community has ratified the 2026 budget with a vote of 74 to 10.

Confirmation Vote Board Member Carol McInnis (Carol Burton, Diamond Comm. Mgmt): The community confirmed the emergency appointment of Carol McInnis in October 2025 to a 2-year board appointment.

Property Maintenance Report: (Susan Cooper, President)

- Tamara Story from D building has accepted an emergency appointment to the board effective February 13, 2026. Welcome Tamara! Thank you for volunteering.
- A leaking water spigot was repaired by Spartan Plumbing at the corner of G building. Thank you to all residents in F and G buildings for tolerating the water shutoff to complete this job.
- Bids for sheetrock repair and painting will be completed next week for two condos in D and G buildings. Building D's repair is because of the installation of a sump pump electrical connection and G buildings repair is because of the repaired water spigot mentioned above.
- The board has asked Tacoma Power (TP) to reconsider the installation of cardboard recycling service. TP removed the service several years ago because residents placed garbage in the recycle bin. We should have a decision by February 28th.
- The board is following weather patterns daily to decide the best time to place ice melt on the parking lot. A non-toxic ice melt was placed on sidewalks a few days ago when temperatures dipped to 33 degrees. It has been a warm winter, but we could still have some freezing moments in March.
- We are pursuing bids for power washing the property.

- Umbrella Meeting: All three properties (Gold Creek, Monte and Pointe) are unhappy with the security service. We will be researching other alternatives to securing the property without live guards in place. The exorbitant cost paid by all three properties for minimal service forces another security consideration. In the meantime, communication again with the security company owner will be conducted by all three communities.

Homeowner Questions:

- ❖ A homeowner complained about the cost of our maintenance company (Condo Care) and a conversation with our maintenance worker. The board and Diamond explained we are paying less than than under Reeder Management and we have no other complaints. The homeowner was asked to put his complaint in writing so it can be discussed with Condo Care.
- ❖ A homeowner wants the board to consider not allowing a roofing company work in January on the next roof replacement project. The board explained roofing companies work year-round and we always require proof of insurance so there is no financial threat to the community due to injury.
- ❖ There was a lot of discussion regarding outstanding COA and 2025 roof assessment payments. There is \$11,000+ outstanding as of January 31st, 2026. The board explained that \$8,000+ was handed down from Reeder as of April 30, 2026. Recovering these funds will cover the expected overage on the roof for building C due to replacement of the base of plywood. Diamond is working on this collection.
- ❖ Three homeowners disagreed with the budget. Although the budget was ratified, the board and Carol from Diamond listened to all comments and assured homeowners the budget is being watched closely and there are areas to divert money if needed.
- ❖ One homeowner joining through zoom is concerned about growing the reserve. The homeowner was concerned our level of reserve would prevent homes from selling. The board agreed but explained that with the plan in place now we will save a minimum of \$78,000 a year while still fulfilling the need to replace roofs. We also explained that properties are selling and one of the most important factor's new buyers consider is the COA payment. Keeping the roof assessment low and maintaining the current level of COA payments is a priority for the board. The current 5-6 year plan replaces all roof's and puts the reserve at \$600,000+.
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Meeting Adjourned: 7:30pm