GOLD POINTE CONDOMINIUMS

COA MEETING MINUTES

APRIL 22, 2026 – Clubhouse – 5:30pm

Call to Order: 5:30pm

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

Board Members Absent: None

Guests: CAROL Burton, Diamond Community Management

Homeowners Present: Jana Bergman, A-202; Vicki Kinkella, B-104; April Nimick, B-201; Lori Lamb, B-202; Mary Nathan, C-102; Lynn Kelly, D-101; Alessandra Whitehall, E-301

New Meeting Guidelines: The President presented new meeting guidelines. At the beginning of every meeting homeowners questions will be recorded and answered prior to adjournment.

Recording of Homeowner Questions: 5:35-5:50pm – Homeowner questions were:

o Address reasoning for roof assessment

o When will last meeting be put in binder in clubhouse?

o When will the roof cleaning be completed?

o Will the deck glass be cleaned like the windows were last autumn?

o What is the plan for replacing the carport roofs?

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o What treatment will be used on the grass larvae infestation?

Approval of Minutes: The board approved the February 2026 minutes via email vote.

Property Management Report: Susan Cooper and Carol Burton

The volunteer work of Bill Baty in beautifying the landscape and Carlos Vernal for sealing and painting a separation in the wood trim between outside windows for his condo.

Budget Review: Savings and Costs

- Roof Cleaning: The board obtained replacement bids for roof cleaning and was able to secure NW Professional Gutters to clean the entire property for $10,500. Field roofing had been charging the community about $4,500 a building and had completed cleaning of F and G buildings in 2025 under the previous board and property management group, Reeder.

- The board was able to beat the previous bid of $16,000+ for the painting of the clubhouse and garages by securing a bid for $10,000 by Jose P Villa Drywall and Painting. Jose had performed drywall repair work in two condos earlier this year and does exceptional work.
- Fire extinguishers: Cintas will be our new fire extinguisher maintenance company at a savings of approximately 50% as our previous vendor.
- Attorney actions: We obtained a legal interpretation of our by-laws in regard to the responsibility for the replacement of windows. Although we did incur a charge for legal work, the outcome saves the community financial impact in the future. All broken windows are the responsibility of the homeowner to repair. Additionally, we obtained legal support to avoid a bill of $5,741 for two years of storm drain service in which Reeder Property Management is responsible. They failed to cancel a contract after obtaining another vendor.
- Overdue COA Dues: Over $9,000 in late COA dues were transferred from Reeder to Diamond Community Management. Diamond has recovered about 75% of those two to date. Lien(s) have been placed on properties to ensure the community is paid a chance there is a sale.
- Work performed: Roof leak in G-303 fixed, the installation of three French drains for three slopes around G-101, Water spigot replacement in G building and sprinkler head repair.
- Upcoming Work: Parking lot striping bids are being collected with the intention of completing work this summer. Landscape improvements are ongoing. Many plants have been transferred that were blocking light to condos or crowding other plantings. New plants are being added to beds. Landscape sprinklers are being repaired, and water will be turned on the last week of April since we have a long stretch of warm weather coming up.

Homeowners Questions Addressed (Entire Board and Carol Burton)

- We have an ongoing assessment for roof replacement until the property is completed as outlined in the building A roof assessment for 2025. In that document other buildings are listed in order of need. Although the community was charged an $854 per condo assessment, the current board found a way to lesson that amount for 2026 to $450 for the replacement of C building roof done in January 2026.
- Minutes are posted on the website: goldpointe.net. They say copy in the binder when it is printed.
- Roof cleaning completion is depending on the weather. There may be intermittent days when no work is done for safety reasons. The roofs are very treacherous due to moss building up from neglect.
- Condo windows will be cleaned in July/August after the June rains are done.
- We will be focusing on replacing the roofs over homeowners dwellings first before moving onto carports. We do intend to try and sell the tiles on the carports since they have not been crushed due to foot traffic by vendors.
- We will assess grass in the spring to see if the infestation the city is experiencing still exists. If yes, we will try to safely address it with natural Nematodes first before spraying with artificial chemicals. Pet safety is paramount.

Adjourned: 6:35pm