

GOLD POINTE CONDOMINIUMS

COA Meeting Minutes

June 17th, 2026 – Clubhouse – 5:30pm

Call to Order: 5:30pm

Board Members Present: Susan Cooper, President; Carol McInnis, Member-at-Large, June Niece, Member-at-Large

Board Members Absent: Nathan Kracht, Vice President; Tamara Story, Member-at-Large

Guests: Carol Burton, Diamond Community Management

Homeowners Present: B-202 Lori Lamb, C-102 Mary Nathan, C-202 Michelle Robertson, D-101 Lynn Kelly, D-201 Sherrie Kenyon, D-203 Alexis McDonald, E-305 Darlene Hall, F-301 Renee Tyminski

Recording of Homeowner/Leaseholder Questions: 5:35-5:50

1. Can we expand our recycling center to include plastic and aluminum?
2. There is a swarm of bugs each evening about 9:30pm between D & E buildings.
3. Guards are not giving out visitor passes and letting people through without knowledge of the homeowner. They have been seen leaving the bar up for hours.
4. Roof cleaning company needs to return as they missed one side of garages.

Approval of Minutes: The board approved the April 2026 meeting minutes via email.

Property Management Report: Susan Cooper and Carol Burton

- The property now has recycling services for cardboard, glass, plastic, aluminum, and mixed use paper. Thank you Michelle Robertson for suggesting the expansion of plastic and aluminum. The board asks everyone to please put cardboard only in the blue bin in front of D building.
- Painting of the garages and Clubhouse is complete. Jose Villa Painting Co. did an exceptional job and the board thanks homeowners for their patience in moving cars due to working around inclement weather.
- The roof and gutter cleaning is complete by NW Gutters. They did a very good job considering how long the roofs had been neglected. The roofs were very treacherous due to moss build up and there are no tie downs on the tile roof buildings. The garages can use a little more work so the board expects to have them return next spring for more cleaning and maintenance.
- Our attorney is has given legal notice to Reeder and Flohawks that the \$5,741 bill for sewer line flushing is between them and Gold Pointe Condominiums has no financial responsibility. The board will continue to update the community on this matter.
- Our community management partner, Diamond, continues to do exceptional work in collecting late COA funds. We are within 10% of current now.
- Our FHA renewal application is complete.

- Nasim Landscaping killed several plants while using Roundup to kill weeds. They are covering the cost of the plant replacement and we are searching for an organic weed killer for the garden beds.
- The landscape committee continues to do an exceptional job transplanting bushes which are blocking water sources. Special shoutout to Bill Baty. The man has never met a stump he couldn't get out of the ground.
- We are accepting bids for the parking lot stripping and sealing and hope to start this work in July.

Unexpected costs:

- The pool suffered three cracks in the step entrance area and a broken step in the deep end. Western Pool & Spa repaired the damage for \$1,822, but recommended a resurfacing of the pool since it had not been done since 2014. In addition to the repair cost, we incurred a pool refill water bill and an electrical repair bill. While the pool was being drained over the embankment (no chlorine was in the water) the city environmental health department visited us seeking another way to release the water for the repair work. They ultimately agreed the only option was the embankment, but when the employee moved our hose, the electrical cord attached to the sump pump in the pool went into the pool shorting out the wall plug receptacle on the clubhouse. This was a \$2,212.21 repair.
- As reported in April's board meeting minutes, we saved money changing our fire extinguisher contractor. However, once the contractor began work it was discovered that only TWO fire extinguishers out of 31 were useable. Those two extinguishers were in B building and the clubhouse. We had to replace 29 extinguishers. Now every building has a workable extinguisher on your walk-up landing. The extinguishers will be serviced every year by Cintas. This was a \$5,000+ cost.

Homeowner/Leaseholder questions addressed:

1. The president will contact the City to obtain plastic and aluminum recycle bins.
2. Carol at Diamond will contact the pest company to investigate the swarm issue.
3. Gold Pointe, Monte and Creek are all unhappy with the security guard performance. The umbrella is meeting next week to discuss changes. More information will be available at the September COA meeting. In the meantime the president will again inform the guards that no one is to come on property without a guest pass.
4. No additional service will be done to the garage roof's as the buildings have been newly painted. Any existing moss will be removed in Spring 2027 when the roofs are serviced again.

Adjourned: 6:40pm