GOLD POINTE CONDOMINIUMS

September 16, 2026 - Clubhouse

COA MEETING MINUTES

Call to Order: 5:30pm

Board Attendance: Susan Cooper, President; Nate Kracht, Vice President (phone), Carol McInnis, Member-at-Large, June Niece, Member-at-Large; Tamara Story, Member-at-Large (phone).

Board Members Absent: none

Homeowner Questions Recorded:

Property Management Report: (Susan Cooper)

- Dryer vent cleaning is scheduled for September 18th. Homeowners do not need to do anything as the vents are accessed outside the building.
- Window washing is complete. Two screens were damaged and are being replaced by the vendor.
- Parking lot sealing and stripping is now complete. We have a small pothole in front of F building that the vendor will return to place new asphalt in and then seal. The board would like to thank homeowners for sharing their private parking stalls with neighbors.
- The board has accepted bids for landscaping, irrigation, and snow removal services. We are coordinating with Gold Creek and Gold Monte to have one vendor for all three properties. As of this meeting Gold Pointe has unanimous lying voted to accept the bid from Total Properties Landscaping which will lower our service cost by about $700/month. We are awaiting Monte and Creeks vote.
- The Umbrella is researching replacing the guard service with security gates. We are currently obtaining bids and more information will be forthcoming. The umbrella currently pays a little less than $300,000/year for the guard house service. Moving to gates would result in an approximate savings of $70,000/year for Gold Pointe. This yearly savings would allow us to move this money to complete our roof replacement work.
- Pool will be closing September 30th. The replacement of chair mesh has been postponed as many of the chairs are failing. We will take advantage of upcoming sales and buy new chairs with the $1,500 set aside in the budget.
- We have approval from Tacoma Power to enter onto their property in case of fire. We will go forward with creating a fire escape along the F and G building fence line. The board would like to remind homeowners to buy fire escape ladders for 2nd and 3rd floor units. Home Depot has them and of course Amazon. The board received a request to give training in fire extinguisher use which we will organize. There is a fire extinguisher at the entrance landing to all condominiums.
- Our umbrella community has complained about the encampment on 26Th and Narrows Drive. We have been told by the city care outreach program will have the encampment removed within a week.

- Our attorney has filed a full report to Reeder Management and Flow Hawks in regard to the $5,000+ bill Reeder did not pay after failing to cancel the contract. We will continue to keep the community informed. We are seeking attorney fee relief.

Board Discussion and Vote (Entire Board)

1. The board has accepted the Landscape bid by Total Properties Landscape effective November 1st, 2026. The bid saves the community $700/month and includes snow removal services. The board will set aside funds in the 2027 budget for winter services.
2. The board has received several complaints regarding neighbor's smoke from cigarettes and marijuana penetrating shared walls and/or from patios/decks. An investigation concludes that we cannot prevent the impedance of smoke while a homeowner is in their own home. Smoking outside the condo must be 25 feet from all buildings. The board asks homeowners to be courteous to your neighbors and in the case of marijuana consider non-smoke alternatives.
3. The board is working in partnership with Gold Creek and Gold Mont to develop a more controlled security option. We have exhausted communication with the guard service to follow entrance rules to the communities. More information is forthcoming.

Budget Review (Susan Cooper)

- Our investment of $100,000 in two CD's (1=$50,000/6 month, 1=$50,000/12 month) is earning 3.45% interest.
- Diamond Community Management has brought 90% of accounts current. The other 10% due have payment plans in place and a lien has been placed on one residence to ensure the community is paid in the case of sale or foreclosure.
- 65% of the 2026 roof assessment has been paid. A reminder to homeowners, the $450 roof assessment is due by January 31, 2027.
- Unexpected costs were a leaking ventilation pipe in G building which will result in about an $1,800 bill for pipe and Sheetrock repair and painting.
- We discovered the light posts in the grass along the sidewalks need to be replaced due to rust. Weed walking removed the protective paint on the poles. We are collecting bids for the repair to be done as soon as possible. Please stay clear of the poles in the meantime.

Recognition (Entire Board)

The board would like to thank residents who:

- ✓ Volunteered their parking stalls for neighbors during the parking lot sealing and stripping.
- ✓ Pitched in to remove old plants and planted new shrubs.
- ✓ Partnered with neighbors to improve the green space of out community by laying down new soil.

Attendees' Questions (Entire Board)

Security and creating a smoke free environment were primary discussions. See notes above for response. The board will organize Fire Extinguisher training at the request of a homeowner.

Adjourned: 6:45pm