

Gold Pointe Condominium Owners Association Meeting Minutes

Meeting in-person at the Clubhouse and via Zoom

July 23, 2025 | 5:00 PM | goldpointe.org

Meeting called to order at 5:00 PM.

Board Members Present:

- Susan Cooper – President (E302)
- Renee Tyminski – Vice President (F301)
- David V. Kimball – Secretary (A303)
- Vicki Kinkella – Treasurer (B104)
- Alessandra Whitehall – Member at Large (E301)
- June Niece – Member at Large (E203)
- Nathan Kracht – Member at Large (E204)

Board Members Absent:

- Julie Kracht – Member (E204)
- Tammy Wood – Member at Large (E101)

Residents Present:

- Alexis McDonald (D203)
- April Nimick (B201)
- Michelle Massero (A302)
- Robert Cooper (D202)
- Laeissa Vogel (E201)
- Morgan Weilert (B304, joined via Zoom)

Property Management Representative:

- Carol (Diamond Community Management)

Approval of Previous Minutes:

- The minutes from the May 21, 2025, meeting were reviewed and approved unanimously with no updates.

Property Management Transition:

- Diamond Community Management began managing the property on July 1, 2025, replacing Reeder Management.
- Carol reported addressing recent maintenance issues, including:
 - Removal of a bee nest by Sentinel Pest at a resident's front door.
 - Coordination with Harbor Electric to address an electrical issue (no power in a dining room wall and patio outlet).
 - Efforts to update the resident directory by following up on returned envelopes and initial documents.

Maintenance Updates:

- CondoCare, the new maintenance team, began work with Justin on-site Tuesdays and Fridays for four hours each day. Tasks include:
 - Replacing covers for pool lounge chairs (\$75 per chair for mesh replacement vs. \$199-\$200 for new chairs).
 - Addressing bird nesting along the clubhouse roofline and general property checks.
 - Fixing gate hinges to ensure proper closure for safety and compliance.
- Painting Repairs: Ongoing at no cost to the association to correct faded paint on west-facing walls due to a prior incorrect paint mixture. The painting will continue at F and G buildings, A and B building already covered.
- Window Washing: Scheduled after painting completion, covering exterior windows of all units. The board requested a bid to include cleaning exterior glass panels on 2nd and 3rd floor deck railings.
 - Action Item: Carol to obtain a bid from the window washing vendor to clean exterior glass panels on 2nd and 3rd floor deck railings and add to the existing window cleaning quote.

Pool and Spa Maintenance:

- Daily chemical checks outsourced to Aquacare (\$70/day) to ensure compliance with Pierce County Health Department regulations and avoid \$200 fines per violation.

- The spa was closed twice in July due to compliance issues.
- Gate hinge repairs were completed to ensure automatic closure from 12 inches for safety, preventing unauthorized access by small children. Residents are urged not to prop gates open.
- Maximum pool occupancy is 10 people at a time to comply with regulations.

Electric Vehicle Charging Stations:

- The board is exploring the installation of five Level 2 (240V, 7.2 kW) networked charging stations. Potential locations include:
 - Three visitor spots near the grassy area behind garages.
 - Two visitor spots between F and G buildings.
- The board is pursuing a Washington State Department of Ecology grant (up to \$10,000 per station, covering 60% of installation costs). Application deadline is August 21, 2025.
- Two contractors have provided bids; a third is being sought.
- Charging costs will be billed directly to users via an app, with a markup to cover software and maintenance costs, ensuring no impact on condo dues.
- Discussions emphasized minimizing the loss of visitor parking spaces, potentially using areas like the recycle or landscaped garden spaces.

Community Events:

- Ice Cream Social: Held with 17 attendees, community feedback was positive.
- Upcoming Events:
 - Seahawks vs. Buccaneers watch party – October 5, 2025.
 - Chili contest – November 15, 2025 (residents bring chili, voting with tickets, prize for winner).
 - Holiday dessert party – December 13, 2025 (residents bring desserts).
- Events are resident-driven, with no association funds provided.

Landscaping Committee:

- The board approved forming a landscaping committee to:

- Identify plants/areas needing attention (e.g., dead, diseased, overgrown, or blocking windows).
- Suggest removal or replacement with low-maintenance, deer/rabbit-resistant plants with minimal droppings.
- Coordinate with Diamond Management and Nasim to clarify contract details and incorporate community input.
- Action Item: Initiate landscaping committee, recruit interested community members, define scope and goals, and coordinate with Diamond Management and Nasim regarding contract details and community input.

Emergency Planning:

- Proposal to create an emergency fire escape by adding a hinged fence panel along the property line shared with Tacoma Electric.
- Justin (CondoCare) to assess feasibility, with coordination needed with the city and fire marshal regarding property line/easement concerns.
 - Action Item: Have Justin (CondoCare) assess the feasibility of creating a hinged fence panel for an emergency fire escape and coordinate with Carol for property line/easement concerns.

Financial Review:

- Diamond Management is still transitioning and receiving June bills from Reeder Management, so no full financial report was provided.
- Reserve account balance: \$219,000, an increase from prior months.
- Carol noted a potential \$20,000 budget item for parking lot striping/resealing, possibly deferred from the previous year, to be confirmed.
 - Action Item: Research the \$20,000 budget item for parking lot striping/resealing, confirm if deferred from the previous year, and report findings to the board.

Website Updates:

- David V. Kimball reviewed updates to goldpointe.org:
 - New Events page listing community activities and booked clubhouse reservations.

- Resources page (password-protected) with meeting minutes and governing documents.
- Contact form for inquiries, clubhouse reservations, or maintenance requests, ensuring quick responses from the board or Diamond Management.
- The website is paired with the Google Business Profile listing, increasing traffic and inquiries from prospective and current residents.

Real Estate Activity:

- Current Listings:
 - F203: 2-bedroom, 1-bath, \$360,000 (89 days on market).
 - C301: 3-bedroom, 2-bath, \$449,000 (33 days on market).
 - B102: 1-bedroom, 1-bath, \$329,000 (10 days on market).
- Recent Sales:
 - G301: 2-bedroom, 2-bath, sold for \$365,000 (91 days on market).
 - B304: 2-bedroom, 2-bath, sold for \$399,000 (55 days on market).
- Pending:
 - F101: 2-bedroom, 2-bath, in escrow at \$374,999 (74 days on market).

New Business:

- Parking Lot Striping: Discussion on whether to repaint “private” text on stalls or focus on visitor stall markings to simplify parking enforcement. Carol to confirm if striping/resealing is budgeted.
- Flag Replacement: Old flags will be retired responsibly through the Boy Scouts of America.

Condo Owners' Forum:

- Residents expressed concerns about unauthorized parking in private stalls and the need for clearer signage.
- Suggestions for community involvement in addressing pool gate propping to avoid fines and ensure safety.

Adjournment:

The meeting was adjourned at 7:10 PM.

Minutes Prepared By:

David V. Kimball, COA Secretary