

Gold Pointe Condominium Owners Association Meeting Minutes
Meeting in-person at the Clubhouse and via Zoom
May 21, 2025 | 6:30 PM | goldpointe.org

Meeting called to order at 6:30 PM.

Board Members Present:

- Susan Cooper – President (E302)
- Renee Tymiski – Vice President (F301)
- David V. Kimball – Secretary (A302)
- Vicki Kinkella – Treasurer (B104)
- Alessandra Whitehall – Member (E301)
- June Niece – Member (E104)
- Nathan Kracht – Member (E204)
- Julie Kracht – Member (E204)
- Tammy Wood – Member at Large (E101, joined via Zoom)

Board Members Absent:

- None

Residents Present:

- Elaine Winter (F201)
- Bill Baty (F201)
- Mary Nathan (C102)
- Gary Ranger (G303)
- Carol Ranger (G303)
- April Nimick (B201)
- Sarah Rapp (E304)
- Dana Bachellerie (E102)
- Wendy Lux (A205)
- Richard Drawhorn (B204)

- Kimberly Raden (B303)
- Ly Nguyen (G101)
- LeRoy Boyce (A301)
- Abinaya Mohan (A301, joined via Zoom)

Property Management Representative:

- Anthony Nikula (Reeder Management)

Board Introductions:

The meeting began with introductions from the newly elected board members. Each shared their role and emphasized their commitment to:

- Transparency in all board activities and decisions.
- Diligent budget oversight to maximize resources without increasing dues.
- Enhancing the property and fostering community engagement.

Maintenance Updates:

- Pool Repairs: An unexpected \$9,000 expense was incurred to repair the non-functional pool, deemed essential as a key community amenity.
- Sprinkler Repairs: Over \$2,000 was spent to fix damaged sprinkler heads in grassy areas, considered a necessary maintenance cost.
- FOB System: A new laptop was purchased for \$500 to manage the FOB system after the previous one failed. The board is exploring modern, efficient alternatives for the future.
- Sauna: The sauna is currently inoperable, with repair costs estimated at several thousand dollars. Options like fundraising or budget reallocation are under consideration.

Parking & Security:

- Addressed ongoing issues with unauthorized overnight parking in visitor spots.
- Plans include meeting with the security company to enforce stricter visitor pass requirements, potentially requiring passes for all visitors regardless of stay duration.

New Website & Communication:

- David V. Kimball introduced goldpointe.org, a new centralized platform featuring:
 - An About page with board information and meeting schedules.
 - A password-protected Resources page with meeting minutes, governing documents, and a community calendar.
 - A contact form for direct resident inquiries to the board.

Social Committee & Community Events:

- Alessandra Whitehall announced the formation of a social committee to plan community activities:
 - A summer solstice potluck is scheduled for June 21st, 4-6 PM.
 - Proposed events include football parties, chili contests, ice cream socials, and a community rummage sale to foster interaction and potentially raise funds.

Financial Review:

- Anthony Nikula (Reeder Management) provided the following updates:
 - Reserve Account: \$211,000, up from \$120,000 two years ago, with a goal of \$300,000 by year-end. Currently, \$6,500 is allocated monthly to reserves (up from \$4,000 last year).
 - Operating Account: \$32,000 as of the end of April.
 - Budget: Currently \$16,000 positive for the year, supported by special assessment payments.

Property Management Transition:

- Diamond Property Management will assume management duties starting July 1st, replacing Reeder Management.
- Key contacts: Carol (Community Manager) and Lisa (Property Manager).
- Reeder Management is phasing out of HOA management to focus on apartment management.

Old Business:

- Roof Cleaning: Buildings G and F have been cleaned; the process will resume for remaining buildings, carports, garages, and the clubhouse under Diamond's management.
- Repainting: Buildings D, E, C, and B are scheduled for repainting next week (weather permitting), with costs covered under warranty due to a prior incorrect paint mixture.

New Business:

- EV Charging Stations: Nathan Kracht will research installation options, exploring external funding to avoid using COA funds.
- Benches: The board plans to identify locations for outdoor benches to enhance common areas for residents.
- Sauna Repair: Continued discussion on funding repairs, aligning with its status as a marketed amenity.

Condo Owners' Forum:

- Residents raised concerns about deck inspection timing, requesting more notice and alternative dates.
- Discussions highlighted the balance between tree maintenance for views and preserving nature.
- Suggestions were made for additional community engagement activities.

Adjournment:

The meeting was adjourned at 7:47 PM.

Minutes Prepared By:

David V. Kimball, COA Secretary