

Gold Pointe Condominiums Meeting Minutes  
Bi-Monthly Homeowners Meeting in-person at the Clubhouse  
March 19, 2025 | 6:30 PM

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Meeting called to order at 6:30 PM

**Introductions:**

- Anthony Nikula (Reeder Management Property Supervisor)

**Board Members Present:**

- Lori Lamb, President
- Alex McDonald, Treasurer
- April Nimick, Member at Large
- Susan Cooper, Member at Large

**Board Members Absent:**

- None

**Homeowners Present:**

- Renata Dajcinovska Smith (E303)
- Renee Tyminski (F301)
- Susan Cooper (E302)
- Kayla Jackson-Beck (E202)
- April Nimick (B201)
- June Niece (E203)
- Gregory Ranger (G303)
- LeRoy Boyce (A-301)
- David V. Kimball (A-303)
- Vicki Kinkella (B104)

**Tenants Present:**

- Alessandra Whitehall (E301)

### **Approval of Previous Meeting Minutes:**

The January 15, 2025, Annual Meeting minutes were approved as distributed.

### **Site Management Updates:**

- Third-Floor Deck Inspections: Ongoing, with a vendor secured to reseal decks. Renee Tyminski reported her deck lid was previously painted gray over yellow, with the yellow wearing through. Pricing will be deck-specific due to condition variations.
- Plumbing Issues: Susan Cooper reported persistent toilet flushing delays, likely indicating the need for a new toilet, not related to Building C drains. Replacing older toilets and hot water tanks (~\$1,000/unit) was suggested, as some owners have done (e.g., Tamara, first floor).
- Storm Drain Maintenance: Completed last month, with no repairs or clogs noted.
- Roof Cleaning and Maintenance: Fields Roofing cleaned and checked Building G last month. Building F is scheduled next, followed by all remaining buildings, carports, garages, and the clubhouse.

### **Financial Review (Year-to-Date 2025):**

#### **Anthony Nikula reported:**

- Operating Income: \$32,000 (budgeted \$12,000), \$20,000 ahead, partly due to upfront special assessment payments.
- Reserve Funds: \$205,000 as of March 19 (up from \$160,000 in February), with \$6,500 monthly transfers. Goal: \$300,000 by year-end, contingent on deck, stair, and parking lot expenses.
- Special Assessment: \$854.46 for Building A's roof replacement; \$38,000 has been received back into the reserve account. Most owners are paying (options: monthly, quarterly, annually via AppFolio, no interest, due January 30, 2026), with minor delinquencies.
- **Expenses:**
  - Building C roof fascia repair: \$3,000
  - Annual dry vent cleaning: \$7,000 (budgeted)

- Annual Audit: CPA issued a clean bill of health; tax return filed
- Insurance and Costs: Minimal insurance increase (unlike 150% for Reeder-managed apartments). Utilities and waste removal costs are up, with increased compactor use due to various factors, not emptied twice a month regularly or solely due to recycling.

#### **Old Business:**

- Third-Floor Deck Repairs: Scheduled for summer when weather improves. Specifically, deck lids for units E-304 and E-305 need replacement.
- Plumbing Issues (Buildings E and C): Building C drains for the water tables are complete; work is ongoing to connect the sump pump.
- Seal Coating and Striping: Awaiting a third bid, deferred previously, planned for summer.

#### **New Business:**

- **Board Replacement Discussion:**
  - Lori Lamb introduced Renee Tyminski (Vice President) and David V. Kimball (Secretary) as new members replacing Ray.
  - Susan Cooper announced a community push to replace the board, citing exceeded two-year term limits per 2004 bylaws. Lori Lamb and Alex McDonald confirmed six-year tenures (three terms) due to no prior challengers.
  - Renee Tyminski cited Article 1, allowing removal with or without cause by a two-thirds vote at a quorum meeting (25% voting power). Debate ensued: entire community vs. attendees. Anthony Nikula confirmed a two-thirds vote of attendees could retroactively remove members post-legal consultation.
  - June Niece, Tammy Wood (proxied by June), Renee Tyminski, and David V. Kimball expressed board interest, advocating for turnover.
  - Proposal: List candidates, consult the HOA attorney, and mail ballots for a vote by March 30, 2025 (first-quarter deadline).
  - Renata Smith criticized legal costs and bylaws' inaccessibility, suggesting digital access via AppFolio.

- **Bylaws Accessibility:** David V. Kimball, Renata Smith, and Renee Tyminski requested digital bylaws on AppFolio, as many reported never receiving a copy. Anthony confirmed they will be provided in PDF format.
- **Recycling Concerns:**
  - June Niece, Renata Smith, and Renee Tyminski noted cardboard recycling's absence, overloading the compactor. The city removed multifamily bins due to misuse (e.g., kitty litter contamination).
  - Anthony Nikula will explore reinstatement with Tacoma Public Utilities (TPU) or alternatives (e.g., Amazon's program) to reduce compactor use.

### **Homeowners' Forum:**

- **Board Interest:** Renee Tyminski (Vice President), David V. Kimball (Secretary), June Niece, and Tammy Wood (proxied) confirmed interest, pending vote post-legal review.
- **Community Engagement:** Renata Smith highlighted no events or board opportunity awareness, hindering participation. Lori Lamb noted welcome packets and AppFolio notices (sent a month ahead), but some reported non-delivery.
- **Meeting Notifications:** Inconsistent email delivery prompted suggestions to reinstate mailbox postings (halted after bulletin board destruction).
- **Historical Perspective:** LeRoy Boyce recalled a past expansion to nine members, suggesting legal advice favored the existing board and property manager.
- **Board Members Leaving Early:** Tensions rose; Lori Lamb stayed, but April Nimick and Alex McDonald left early. Renee Tyminski and David V. Kimball objected, stressing the board's duty to stay.

### **Adjournment:**

Meeting concluded at 8:17 PM.

Minutes Prepared By:

David V. Kimball, Interim HOA Secretary