

Gold Pointe Condominiums Meeting Minutes

B-Monthly Homeowners Meeting via Zoom

January 15, 2025 | 6:30 PM

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Meeting called to order at 6:30 PM

Introductions:

Anthony Nikula (Reeder Management Property Supervisor), Lorisa Johnson (GP Site Manager), and board members were introduced to the homeowners present.

Board Members Present:

- Lori Lamb, President
- Ray Bowers, Vice President
- Alex McDonald, Treasurer
- April Nimick, Member at Large

Board Members Absent:

- Susan Cooper, Member at Large

Homeowners Present:

Darlene Hale (E302), David Kimball (A303), Vicki Kinkella (B104), Tamara Story (D103), Abinaya Mohan (A103), Ly Nguyen (G101), June Niece (E203), Renee Tyminski (F301), Richard Unsworth (D303), Larissa Vogel (E201).

Approval of Previous Meeting Minutes:

The minutes from the January 17, 2024, Annual Meeting were approved as written and distributed.

Site Manager's Report:

Lorisa Johnson provided updates on the following:

- Third-floor deck inspections are in progress.
- Fields Roofing completed tile repair for a minor leak in the clubhouse and cleaned the roof and gutters of Building G.

Financial Review 2024:

Anthony Nikula reviewed the 2024 financial statements, which were distributed to homeowners prior to the meeting. Key points included:

- **Revenues:** Matched projections closely, within 0.5%, following a 10% dues increase in 2024. No significant delinquencies were reported, with most homeowners paying dues and garage rents on time.
- **Expenses:** Total expenses were under budget by approximately 4.5%. Maintenance labor costs exceeded projections due to unanticipated repairs, with staff like Michelle (groundskeeper) and other technicians responding to issues as needed.
- **Reserve Funds:** As of December 31, 2024, reserve funds were \$160,623.32, down from \$178,347.32 in 2023 due to the upfront cost of Building A's roof replacement. In 2025, \$6,500 will be transferred monthly into the reserve account, an increase of \$2,500 from the previous rate. Excess operating funds may be transferred quarterly to reserves, pending board approval, a practice followed in prior years.
- **Gold Creek Umbrella Association Contributions:** In 2024, contributions totaled \$61,400.53, slightly above the budgeted \$60,936.48 due to a mid-December security company switch. For 2025, the monthly contribution increased to \$5,161.05.
- **Repairs and Maintenance:** Budgeted at \$104,975, actual spending was \$83,566.76, saving approximately \$20,000. Anthony noted a three-year downward trend in these costs due to proactive management.
- **Utilities:** Increased by 4.5%, within expectations and factored into the 2025 budget.
- **Insurance:** The HOA premium increase was lower than anticipated, a relief after prior years' significant rises.
- **Net Operating Income (NOI):** Budgeted at \$79,706.82, the actual NOI was \$84,188.74, exceeding projections by \$4,481.92. After capital expenditures (e.g., roof replacement), total net income was \$29,892.

2025 Fiscal Year Planning:

- **Budget Overview:** Anthony presented the 2025 budget, approved by the board in November 2024 with a 6% dues increase (down from prior years' 10% increases). Homeowners received budget documents in December for ratification at this meeting. The budget includes a special assessment for Building A's roof replacement, expected to raise \$68,000 over 12 months if all payments are made.
- **Capital Expenses:** \$153,000 is allocated for stair repairs and third-floor deck repairs/replacements, including re-sealing stamped concrete. Lorisa will provide inspection findings to Anthony, who has secured a vendor for these tasks.
- **Asphalt Repairs:** Seal coating and striping, postponed from 2024 to 2025 to bolster reserves, will be bid out in the coming months for board consideration.
- **Reeder Management Fee:** Increased by 5%, approved by the board in November 2024.
- **Nasim Landscaping:** Contract includes a 5% increase for 2025, the first in two years.

Old Business:

- **Water Table Issue (Building D, D103 Stack):** Trenching, piping, and water sealant membrane work have been completed. Lorisa will meet with the vendor to finalize sump pump electrical outlet placement. Additional areas needing attention were identified, with a quote forthcoming to Anthony. Costs are drawn from the general operating fund, likely under plumbing expenses.
- **Storm Drains:** Inspected and cleaned, now under an annual service contract as required by the City of Tacoma.

New Business:

- **Board Vacancies:** Two positions are open: Secretary and Member at Large. No proxies were submitted by the January 12, 2025, deadline. Interested homeowners must email the board, with discussions and voting scheduled for the March meeting.
- **Reserve Study Costs:** Homeowners questioned the \$4,000 annual cost, suggesting cheaper vendors. Anthony explained it's a state requirement (Level 2 annually, Level 3 every three years), and the current engineer ensures consistency since the HOA's inception.
- **Landscaping Concerns:** David Kimball, Abinaya Mohan, and Ly Nguyen requested exploration of cheaper landscaping vendors, citing high costs. Anthony and Lori defended Nasim Landscaping, noting its quality and the property's size. Lori explained that all three Gold Creek communities use Nasim to reduce costs, promising to share the service schedule at the next meeting.
- **Tree Trimming:** Tammy Wood requested trimming trees in front of Building E (owned by Gold Creek) due to view obstruction. Lori will raise this at the next Umbrella Association meeting.
- **Utility Costs:** David Kimball, Abinaya Mohan, and Ly Nguyen sought a detailed breakdown, expressing confusion about meter allocations. Anthony and Lori clarified that costs are fixed, tied to common area meters, and subject to annual Tacoma Power increases. New meters were installed in 2024.

Homeowners' Forum:

- **Board Interest:** Renee Tyminski and June Niece expressed interest in joining the board, with discussions planned for March.
- **Decision-Making Concerns:** Ly Nguyen suggested majority votes for major decisions to reduce board disputes, citing unclear communication about meetings and decisions. Lori and Alex countered that the board handles day-to-day operations due to complexity, with annual meetings and packets providing input opportunities. Notifications were sent via mail

and AppFolio, though some homeowners reported confusion (e.g., expecting an in-person meeting). Monthly meetings occur every other month on the third Wednesday, with standing invites issued.

- **Toxicity Discussion:** Homeowners sought clarity on board references to past “toxic” behaviors. Alex explained that disruptive actions (e.g., arguing, passive-aggressiveness) from a prior member hindered progress, emotionally taxing the volunteer board. Lori emphasized a desire for productive collaboration.
- **Meeting Conduct:** Suggestions were made to use Robert’s Rules of Order to ensure orderly participation and reduce interruptions.
- **Special Assessment Payment:** Darlene Hale asked how to pay the roof assessment (\$854.46 total). Anthony confirmed it can be paid via AppFolio (lump sum or monthly with dues) or by check, ensuring the total covers both by year-end.

Adjournment:

Ray Bowers motioned to adjourn, seconded by another attendee. The meeting concluded at 8:00 PM. The recording will be uploaded by Lorisa if feasible. Questions can be emailed to Alex McDonald (mcalex036@gmail.com).

Minutes prepared by:

David V. Kimball, interim HOA Secretary.