

**Gold Pointe Condominiums
Homeowners Board Meeting
March 20, 2024**

Meeting called to order: 6:33 pm

Members Present: Lori Lamb, President and Alex McDonald, Treasurer

Others Present: Anthony Nikula, Property Supervisor

Members Absent: Ray Bowers, Vice President; April Nimick, Member at Large; Susan Cooper, Secretary

Others Absent: Lorisa Johnson, Gold Pointe Site Property Manager

Homeowners Present: David and Esther Kimball, Unit A-303 and Vicki Kinkella, Unit B-104

January 2024 meeting minutes approved as written.

Site Manager's Report:

We have a couple of back debts being rectified

Mike Pierce, our former Reeder Tech advisor is back doing our pressure washing of the entire property. He will be onsite once a week for 4 – 6 hours. No homeowner's should be affected. Notices will be given if that is the case.

New vellum parking stickers were ordered and came with the wrong ones – correct ones have been ordered and will be here the end of March.

Old Business:

10 Sycamore Trees behind Buildings A and B were trimmed back away from our buildings and rooflines. This was the responsibility of the Gold Creek Umbrella Board.

Kichler light fixture replacements have finally arrived. Michelle will be swapping out the light posts globes that have been damaged.

Homeowners Forum:

Concern for the A Building Roofs

March 2024 Financial Review:

Reserves are sitting at \$186,407. Much better level than two years ago at this time. Dedicating 10% each month (\$4,000) effective February 1, 2024 has been contributable to this.

Delinquencies: Lorisa Johnson has taken over the responsibilities of the delinquencies as they occur and handling all the HOA payments for GP.

Budget: Our total operating expenses were over budget this month due to added maintenance labor for the month. Our Net Operating Income is above our MTD Budget at \$9,683.42. Our YTD Budget is \$12,811.44 and YTD Actual is \$18,752.55.

New Business:

A Building Roof replacement. This involves 15 units in Building A. CRS had never until very recently told us the state of our roof for this building and it is in dire need of replacement. We have had several leaks above Unit A303. It's beyond patching. We have acquired three different bids and Anthony is moving forward with conversations with Fields Roofing. Once he seeks answers to a few more questions, the community will be notified regarding next steps. We are looking at composition roof material (medium grade). It is undetermined yet whether we can cover the expense through a payment plan through our operating funds or whether a special assessment will be necessary. All options being investigated by Anthony.

Chimney/Dryer Vent Inspections – Chimney Specialists have quoted us roughly \$8,000 (\$4200 chimneys/\$3780 dryer vents). Chimney inspections would be done from the interior; dryer vents on the exterior. Until we secure our roof replacement costs, we are going to postpone this inspection for a few extra months.

Driveway Sealcoating – we are going to postpone this for one more year. It's time to prioritize our needs in conjunction with our budgetary needs.

Roblee's did not replace the keypad at the pool gate – Lorisa is reaching out to see what happened.

Female Dogs – we have a very serious issue going on near Building A and G. It is not cost efficient to have Nasim crew continually rehab the area. All dogs need to use other areas and/or the area along the fence line of Buildings F and G. The rehab costs are very expensive.

Meeting Adjourned: 7:20pm

Lori Lamb, GP HOA President in the absence of Susan Cooper, GP HOA Secretary