

**Gold Pointe Condominiums
Homeowners Board Meeting
May 15, 2024**

Meeting called to order: 6:03 pm

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

Members Absent: Susan Cooper, Secretary

Others Present: Lorisa Johnson, GP Onsite Manager

Others Absent: Anthony Nikula, Property Supervisor, Reeder Management

Homeowners Present: Dana Bachellerie C-102; Erin Enderle A-204; Karla Hubbell B-301; David and Esther Kimball, A-303; Vicki Kinkella, B-104; Michelle Massero A-302; June Niece E-203; Renee Tyminski, F-301; Ann Vasilev (tenant) E-301; Larissa Vogel E-201; Elane Winter/Bill Baty F-201; Tammy Wood, E-101

Guests: Jed Hagerman and Terry Patnode, Field's Roofing

Lori let all know that Anthony would not be able to join us for the meeting and we pivoted in a different direction for our meeting. The meeting began with an open apology from Anthony and the Board. Explained that none of us have every done a special assessment before and first and foremost we are not doing anything with our legal counsel's involvement and direction. Lori explained another detailed letter will be going out in the next several weeks with updated options and costs from the remaining vendors as was requested.

Lorisa Johnson was introduced to the residents present before the meeting started.

With detailed packets unavailable, March and May 2024 meeting minutes will be board approved at the next meeting. At that time, May 2024 minutes will be posted.

The meeting began with an introduction of Terry Patnode, owner of Field's Roofing and Jed Hagerman, our roofing representative from Field's Roofing. They offered to come and try to help our owners understand what is going on with the urgent roof repair needed on Building A. Pictures of the roof of Building A were distributed and pictures of some of the other building roofs to give those present an understanding of the severity of Building A and sights of the other roofs. The meeting was turned over to them to make a presentation to the group regarding the situation of the A Building roof, recommendations for consideration, and suggested materials that would serve our property and longevity in a more manageable way, both costs and maintenance. At the conclusion of the presentation, the floor was opened for questions.

Sample of questions: can we re-do underlayment and put the tile back on; those present do not wish to do the roofs as we need to do them; afraid value will deteriorate if we update to new material/tile brings higher value; let's just fix and patch the area in plastic on Building A. It was explained the entire roof of building A is in rough state. Maintenance of tile versus composite was discussed. And from the perspective of an insurance company and any future owner(s), a new roof brings value, not decreases it.

Those present would prefer to re-do all the roofs in a like material in a timely manner. Those present asked if we could come up with a five year plan to assure that all the roofs will get done. Lori will report back to Anthony to work on this proposal with our vendors who bid out the roof replacement. It was explained all owners will have a choice in this decision regarding “like” material option.

We’re trying to be economical for all involved. Brian Reeder and Anthony Nikula came up with a 12 month payment plan to ease the burden. The owners would be permitted to pay in one lump sum or pay as they go. The only vendor that is willing to do financing is Fields (6 months) and the vendor that was chosen by the Board has since dropped out of contention.

Those affected in Building A asked when are they getting their roof taken care of. Lori stressed it’s up to the owners. At that point, it will be determined which direction will be taken. All present were told we need 67% to agree on a material. At the conclusion, attendees would be more apt to covert to newer composite roofing material if we had a 5 year plan to get it done. Lori will go back to Anthony to investigate the financial end of doing this and we will report back.

At the conclusion, our guests were excused leaving behind samples. Lori read the quotes from all the vendors being presented for voting to those present to give those in attendance an idea of the costs involved. Also explained to those present that we have in excess of \$6,000 since the fall patching our Building A roof and unbeknownst to us the techs were not fully doing the repairs. Also explained that our vendor (CRS) – the president called both Anthony and Lori regarding the constant visits to which we said your techs never submit photos or detailed repair notes. We have since let CRS go and Fields Roofing is now our preferred roofing provider for maintenance at this stage.

It was also reiterated that Anthony and the Board were looking at many options to avoid the assessment, but it is unavoidable at this time. Anthony also reached out to our insurance carrier who said we get no premium discounts for the current tile roofs – they are more of a liability due to the replacement costs should we have a mother nature event (Hurricane, tornado, tree falling). It would be a plus if we switched over to a better, long lasting material that is in the long run safer for damages.

Site Manager’s Report: N/A

Old Business:

A Building Roof replacement. This involves 15 units in Building A.

Chimney/Dryer Vent Inspections – Lorisa is working with the Chimney Specialists to set a date for the Chimney inspections. TBD

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

April 2024 Financial Review:

The reserve account balance as of April 30, 2024 is \$194,470.58. We are moving in the correct direction. Our total operating income year to date is \$153,075.00.

Homeowners Forum:

Concern for the A Building Roofs continued. The corner of B Building (B301) concerns about gutter cleaning not attended to. The pitch is dangerous on that end of the building and our current vendor had cleaned them

but not recently. The Umbrella trees were also mentioned and Lori confirmed all 10 of the trees were cut back away from our buildings, roofs, and decks in January.

New Business:

Irrigation: All irrigation sprinkler head repairs completed. Water schedule has been adjusted to Monday/Wednesday/Saturday. The weather miser system is fully activated and supervised from Nasim Landscaping home base. Lorisa will be submitting our irrigation water bills to Nasim Landscaping for the past 2 -3 years. Starting this season, we are part of a study to track our water conservation usage.

Pool and Hot Tub will be opening by the end of the week (May 18, 2024).

Third Floor Deck inspections – Lorisa is working on scheduling Andrew our maintenance tech to spend some time on site to begin these inspections. Scheduling has been difficult due to staff shortages.

New Garden space – Lori thanked Susan Cooper for her idea to turn the playground space into a meditation garden and to the volunteers that have joined her in this endeavor. Susan has not yet submitted the plans for Board approval. She has been asked to present these plans before moving forward or incurring additional expenses.

Level 2 Reserve Study is in the beginning stages and a site visit is scheduled for May 20. Report will be finished and available by mid-July. Anthony providing material to our engineer as requested/needed.

Meeting Adjourned: 7:20pm

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