

**Gold Pointe Condominiums
Homeowners Board Meeting
June 19, 2024**

Meeting called to order: 6:03pm

Members Present: Lori Lamb, President, Alex McDonald, Treasurer, Susan Cooper, Secretary, April Nimick, Member-at-Large

Members Absent: Ray Bowers, Vice President

Others Present: Anthony Nikula, Property Supervisor, Reeder Management

Others Absent: Lorisa Johnson, GP Onsite Manager

Homeowners Present: Esther Kimball A-303, David V. Kimball A-303, Vicki Kinkella B-104, Robert T. Cooper D-202, James Cooper E-302, June Niece E-203, Renee Tyminski F-301, Carole Ranger G-303

Approval of May 15, 2024 Meeting Minutes: Minutes were approved.

Site Manager's Report: The Chimney Specialists are being scheduled to come out in July. It is a yearly necessity for fire prevention steps for our HOA insurance coverage. Lorisa was asked about maintenance staff. Michelle is here 2 days a week and very responsible.

Old Business:

Roof Building A: Anthony began discussion regarding roof replacement of Building A and subsequent buildings. He said the amendment request to the CCr's Declaration was mailed on June 20 to all owners. The response deadline is June 28th. Board will need to contact homeowners, if needed, who do not respond to assure that all owners received the materials in the mail. After all the responses are received and calculated, he will verify all with our HOA Attorney and all the owners will be notified. Based on the decisions voted on by the homeowners, the roof replacement process will begin. It is likely Fields Roofing will be the vendor of choice. For payment options, the company does offer 6 months financing. Anthony will see if this is a viable option for us. The payment(s) will come from the reserve account. Starting February 1, 2025 the monies from the special assessment will reimburse the reserve account for these upfront payments.

New Business:

Zen garden. Susan was asked again to provide the required plan for the Zen Garden as was voted on last year by the Board. No plan was provided. Board was told it would be at the next meeting. Susan said the Garden will not be supported by the reserve. It will be by donation and will most likely be a couple years to complete.

Financial Review:

Anthony stated the year-to-date income statement is on track with a couple delinquencies which are very small. The year is on track according to our budget. Payroll is a little higher, but will balance out. There were legal fees incurred regarding the dissemination of information and voting regarding the roof.

Maintenance and pressure washing is being done and within budget.

Utilities are good.

Our HOA Insurance will level out in June.

We are 17 percent of our goal to increase the reserve. Our reserve study recommends/suggests we need to be around \$1 million due to increases in costs of goods and services. Anthony stated that we should raise the reserve preferably to \$1 million. We are at about \$200,000 now.

After speaking with the Reserve Study Engineer, Jeff Samdal, Lori said he is in agreement with Anthony's perspective to as earlier plan to defer the resealing of the asphalt driveways and restriping until spring 2025. Our focus should be Building A roof replacement.

Anthony reported the budget is really pretty tight and not much movement. We just need to continue to build the reserve account. Insurance increases every year. He requested quotes from 20 insurance companies and 19 refused coverage.

Homeowners Forum:

Reserve Fund Level: Why is it low. Painting of all buildings A – G; hot tub was not up to code and needed to be a commercial unit, not a residential unit. Pool resurfacing due to neglect; compactor replacement at \$37,000. All these ticket items when installed/renovated are under a regular planned maintenance plan and warranties where allowed.

Hot tub: Temperature levels. The heater is at the max the TPHD will permit. Looks like those that do use it, happen upon those days that Aqua Care backwashes, which is usually Thursdays or Fridays; and/or when our maintenance crew is adding cold water to bring it up to the required water level. There is a log maintained weekly of chemical levels for the health department code and review.

Windows: As was discussed earlier in the spring, window cleaning was already allotted for July and with the roof project, the vendor will be scheduled to come in September.

Roof inspections: Anthony and Lori responded all six roofing companies who thoroughly inspected all the roofs, stated that Building A has reached the state where a full replacement is necessary. Fields Roofing at great cost of time and access, did thoroughly inspect the inside attics of Building A. Other than over Unit A303, it was determined that there is no need to further inspect the attics through the property. Costs of goods and services for continued repairs outweighs the cost of a new roof. The vendors were all

asked to inspect and report back on all the roofs. Both CRS and Fields Roofing with thorough inspections said it is strongly recommended we start the replacement process. Right now Building A is of urgent need. The vendors have listed the remaining roofs in order of replacement necessity. The plan agreed to in May, that the owners felt comfortable with, should the community vote to switch materials, is to spend the next 5 – 7 years working on replacements. Alex asked why can't we have the other buildings assessed and Lori said she had two other companies assess the other buildings and they said it was a waste of time. Depending on where you go up there are firewalls blocking access. Our roofer (Field's Roofing) had inspected all the attic space of Building A and all was dry and there are no signs through the units themselves. If the top floor units were having issues, they would be very evident. Homeowners responded with no one had accessed their building attics and she said it was done visually from the outside of the building on the roof tops. The board agreed that no other work would be done without a thorough assessment of the other buildings.

Lori spoke to Todd Kilburn, the engineer/architect that the GP HOA Board hired in 2009 during the conversion with Chater Construction Company. Lori has the report that was prepared and the correspondence given to the HOA Board in 2009. Due to interruptions, she was not able to finish the conversation.

Anthony and Lori reiterated that the job of any roofing company is to assess, inspect and determine what needs to be done.

2024 Dues Increase: The February 1, 2024 increase in the HOA dues was for the daily maintenance and upkeep of the property as has been standard protocol. The special assessment and declaration revision brought forward to the owners in June. All results will be immediately sent to the owners after verification from our HOA Attorney.

Final Vote regarding special assessment: If the decisions/choices submitted have a tie vote, what happens. Anthony said then the community will have to go with the tile replacement quote which is over \$200,000 for A Building alone.

Impact of Condo Sales: They questioned the impact in condo sales with this assessment added. Anthony said the homeowners portion can be paid off at sale. All special assessment information is fully disclosed in the resale certificate. Any one buying into GP seeing what we're doing will be happy to see that we are paying attention to the age of our buildings and making necessary upgrades for the benefits of all owners. Anthony stated after we complete two additional buildings, our reserves will be at a sufficient level to fund the remaining roofs.

Loan Assistance for Roof Project: Revisiting possible loan assistance. Anthony said he contacted a bank that Reeder uses regarding a loan but none is available. All HOA Board members would be required to sign for the loan and be fully responsible for the loan. Lori,

Alex, April, and Ray refuse to take responsibility for a loan and the board has been advised against it.

Resealing the rest of the roofs: Can we do this while waiting for repair. No information was provided. Taking into consideration the property is 34 years old, resealing is not a viable or financial investment. Anthony stated our insurance company says the preferred route to use is asphalt composite roofing. When asked if our insurance will decrease if asphalt is used Anthony responded not at this time.

Three homeowners insisted that all other buildings be assessed by a tile maintenance and repair company or architectural firm before any other work is performed.

Meeting was adjourned at 8:15 pm.