

**Gold Pointe Condominiums
Homeowners Board Meeting
October 16, 2024**

Meeting called to order in the Clubhouse with Zoom Hybrid included at 6:30 pm.

Members Present: Lori Lamb, President; Ray Bowers, Vice President, Susan Cooper, Secretary, April Nimick, Member-at-Large (via Zoom)

Members Absent: Alex McDonald, Treasurer

Others Present: Anthony Nikula, Property Supervisor, Reeder Management

Others Absent: Lorisa Johnson, GP Onsite Manager

Homeowners Present: Dana Bachellerie, E-102 (through Zoom); Richard Drawhorn B-204 (through Zoom); LeRoy Boyce A-301. Paula Jones B-203 (through Zoom); Esther Kimball A-303, David V. Kimball A-303, Vicki Kinkella B-104 (through Zoom), June Niece E-203, and Renee Tyminski F-301.

Approval of August 21, 2024 Minutes: Minutes were not approved as the HOA Secretary did not provide them for distribution or review.

Site Manager's Report: N/A

Old Business:

Zen Garden: Lori, on behalf of the Board asked Susan again for the garden proposal and again, not provided for review. She has been asked to provide this at the November 20 HOA Meeting.

New Business:

2025 Fiscal Year Budget: Anthony went over the proposed budget with the Board and those in attendance stressing the importance that we need to continue to contribute to keep up with the rising costs of security services, HOA Property Insurance and everyday maintenance expenses. Anthony suggesting 10% and at the end of the evening in conversation amongst those in attendance, Susan Cooper opposed any annual increases. June Niece felt 8% was do-able Ray Bowers suggested 6 – 8% and April Nimick was amenable to 6%. Anthony has been tasked with re-doing the budget with a 6% and an 8% increase options for the Board's review and consideration for approval on November 20.

Susan Cooper mentioned she has arranged for Northwest Tile Roofing, LLC to come out on Wed., October 23, 2024 to give an independent evaluation and/or proposal for cleaning and replacing the cement tiles. Anyone wanting to join her was invited to do so. Anthony asked, as the managing agent for Gold Pointe that she provide the vendor's information and insurance to

him prior to his visit. Anthony asked Lorisa, as our manager to be on site at the time of the visit.

Anthony is waiting on results of our 2025 HOA Insurance premiums. He has been advised to prepare the HOA for an upwards of 10% increase. Anthony will keep us posted.

Financial Review:

Our projected income by December 31, 2025 is \$567,015.09. Out of this income we will collect \$65,770.32 in Roof A Special Assessment from 84 unit owners.

As of September 30, 2024 our Reserve Balance was \$148,545.45. Total dues paid \$32,944.12 to date. We brought in \$341,425.52 year to date, and our 2024 Budget forecast was \$340,783.28. Total assessments collected this year to date is \$198,077.90. Based on the quarterly financials, Anthony at the board's support, will evaluate an added contribution to the Reserve Account by year's end.

For our reserves to be fully funded with costs of goods and services and replacement costs we need to be at \$900,000. Our end goal at December 31, 2025 is to be at \$290,000 in our reserve funds. Currently we are at 17.5% fully funded. Each quarter based on our current operating budget, Anthony will continue to put excess dollars into our Reserve account.

In addition to the current 10% dues we are currently paying per unit, and the Building A Roof Replacement Special Assessment (\$852 per unit), it is still strongly encouraged that we continue to raise our monthly dues to keep up with the costs of goods and services.

Homeowners Forum:

LeRoy Boyce asked for another copy of the Roof Assessment Letter #2. Lori said she would be sure he got a copy later in the week.

Meeting was adjourned at 8:00 pm.

Prepared by Lori Lamb, GP HOA President in lieu of Susan Cooper, GP HOA Secretary