

GOLD POINTE CONDOMINIUMS
COA MEETING MINUTES
September 24, 2025

Recorded by: Julie Kracht, Treasurer

Documented by: Susan Cooper

Members Present: Susan Cooper, President; Nate Kracht, Vice President; Julie Kracht, Treasurer; Members-at-Large; June Niece, Carol McInnis, Renee Tyminski, David V. Kimball

Members Absent: none

Others Present: Carol , Diamond Property Management

Homeowners Present: Jana Bergman, A202, Wendy Lux A205, Michelle Massero A302, Vicki Kinkella B104, April Nimick B201, Jack Millikan C201, Alexis McDonald D203, Alessandra Whitehall E301, Carol and Greg Ranger G303

Meeting called to order: 5:07pm

Approval of August Meeting Minutes: Minutes approved via email by board.

Site Management Report (Susan and Carol from Diamond):

- We received three bids for window washing, \$3,800 ((Rain or Shine), \$9,843 (GHB) and \$22,000 (Clean and Clear). A majority vote chose Rain or Shine since they had been on property before, provided successful service and the cost allows us to have windows cleaned twice a year. The cleaning of deck glass was too costly by all vendors for the COA to incur. Although the board did consider providing this service, the cleaning of deck glass is the homeowners responsibility. The board voted 5 to 1 to accept Rain or Shines proposal with David abstaining. Carol will schedule cleaning as soon as possible.
- Corrective painting of all buildings has now been completed at no cost to the community.
- Remediation is on-going in F building due to a leak from the second floor condo. A reminder to homeowners to turn water off at the toilet(s) and under the kitchen sink if away from your residence for several days.
- Susan walked the entire property with Nasim's irrigation team and identified sprinkler heads blocked by vegetation, not working and spraying towards asphalt or buildings. Several heads will be replaced in the spring with pop-ups so they can adequately reach vegetation. Bushes have been tagged for relocation unless they are dead.
- Pruning will happen after trees have dropped their leaves so we can enjoy the Autumn color.

Financial Review (Carol, Diamond Comm. Mgmt)

- Reeder has sent all final documents and we will receive a final check from them this week.
- The Reserve account balance is at \$272,710.93 as of September.
- The Washington State Legislature passed a 10% tax on all Service businesses. This will affect us in regards to the Guard Shack, Maintenance and all other vendors. The tax takes effect starting September so the current budget will need to be adjusted to include the increase for the rest of the year.

- Susan reported we have returned to the two days a week Aqua Care service of the pool and Spa. The pool will close September 30.
- The Spa pump unexpectedly failed and it has been replaced at a cost of \$2,757.50.

Old Business

- Flood remediation in C Building is nearly complete. Homeowners on the second and first floor have been given the go ahead to close up walls.
- We have completed all requests for maintenance, light bulb replacement, electrical repair, window and door replacement.

New Business

- New website launched: goldpointe.net All homeowners and lease holders have been sent access information. This is the only website that will service needs in the community. A big thank you to John from Dragonwyck for his excellent work in creating our site.
- A pilot project for parking passes for residents who often have visiting family members or care takers was introduced by Susan. Although the board has worked tirelessly with the guard shack and the company owner, we still have cars on property with no visitor passes. The guards have identified these visitors as people who visit continuously. Susan proposed a green and white plastic hanging pass which is to have the condo number on it and can be left in the user's car and placed on the rear view mirror as they approach the guard shack to be waived through. A vote was taken and by majority approved. The parking pilot project will run through December 31, 2025. Residents can request a pass through the website.
- Rules update: Susan requested consideration to add a rule that no car idling can be done by cars backed into buildings. Complaints have been received that fumes are penetrating windows on first floor condos. Susan requested a vote at the October meeting.
- June introduced the scope of the new landscaping committee which currently has three members. The committee will be responsible for identifying dead plants, plants obstructing windows or are too close to the buildings, plants that are overgrown and suggest replacement plantings. The committee will focus new plantings on native plants not requiring constant pruning. The property has many very old plants which are suffering from wrong placement and/or disease. The committee encourages input from homeowners.

Homeowners Forum

- A homeowner shared her concern about the Doggie Paddle event when the pool closes on September 30th. The event allows residents dogs to take a plunge from 5pm-7pm. Susan assured the homeowner that Aqua Care says there is no concern to the pool or equipment.
- A homeowner asked about replacing the pool lounge chair covers. Susan reported this will happen in the new year. The cost is about \$75 a lounge chair and our maintenance contractor knows how to do the replacement work.
- A homeowner mentioned the crack in the plaster by the steps in the pool and one step that needs replacement. Susan reported that Aqua Care tested the crack and no water is leaking from the pool so the crack is on the surface. We will have a pool repair company service it in the off season and fix the other step which is cracked.

Meeting Adjourned 6:40pm