

GOLD POINTE CONDOMINIUMS

Website: goldpointe.net

COA MEETING MINUTES

October 29, 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: none

Homeowners Present: Leroy Boyce A-301, Vicki Kinkella B104, Sandra Kane G202

Meeting called to order: 5:00pm

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

Site Management Report (Susan):

- Window washing is complete. Next service period will be in the Spring.
- Remediation is on-going in C and F building due above condo water runnage. A building has a first floor condo which suffered bathroom ceiling damage from a broken pipe under the second floor tub. This pipe is in the common area space and thereby the responsibility of the association. The plumbing repair has been completed by Spartan Plumbing and Condo Cares sister company ((RW Restoration) will complete Sheetrock and painting restoration.
- A sump pump which was installed in February 2025 for D building has now been electrically connected by Kurkov Electric. We received two bids for this project with one at \$5,000+ and Kurkov's at \$1,700. Kurkov Electric installed a separate circuit in the lower floor condo's circuit box receiving ground water leakage so no house utilities would trip off if the sump pump was running. The condo is responsible for the electricity service to run the sump pump. Sheetrock repair will be covered by the association.
- D building entrance sidewalk has been lifted due to tree roots. The trees were previously removed so we don't know when the sidewalk began lifting but several owners have said it has been a tripping hazard for a long time. Cones have been placed to prevent tripping and an estimate is being sought for repair.
- The Landscape Committee has been working tirelessly removing and relocating plants identified as blocking water sources. Their focus is to beautify the fence line for F and G building during the Fall and Spring. Nasim will be cutting three very large Rhododendrons in front of E and D building down to 2-3 feet so they can refoliate and be maintained at the correct height. All three are in the front of beds blocking shrubbery behind them. Any homeowner who has a landscape concern should please send an inquiry through the website to the board for servicing.

Financial Review:

- We received a surprise bill in the amount of \$2,700 from February 2025 for broken pipe repair and installation of the previously mentioned sump pump which Reeder did not pay. The board approved immediate payment.
- Our security company has waived the 10% service tax increase for September through December 2025 saving the Umbrella Association approximately \$30,000. The Washington State Legislature recently passed a service tax to be implemented statewide beginning September 2025. Our 2026 budget will reflect this increase in all our service vendors including maintenance.
- Reeder has only sent 2025 financials to Diamond. Our treasurer with Diamond Community Management, Lisa, is requesting financials for the entire service period Reeder managed the property. Usual industry practice is for a property management company to release all years financials to the new management company.

Old Business:

- The Parking Pass Pilot Project has been very successful. Residents have reported family members/caretakers are waived through easily when the pass is displayed on the rear view mirror. Please send an inquiry through the website or email goldpointe.coa.tacoma@gmail.com for a pass.
- The board approved a motion by Susan for a rule addition in regards to no idling by cars backed up to buildings. The fumes are penetrating windows on the 1st and 2nd level condos. Susan will write up the rule for the board to approve via email.

New Business:

- The COA Property Insurance has been renewed at a cost savings with no change in coverage. The certificate will be posted to the website under the "Resources" tab on November 11th.
- The board began discussions regarding the roof replacement time table and vendor. It was agreed that a vendor would be asked to enter crawl spaces to view underlayment to determine the order of roof replacement. Construction Roofers will be contacted as a second tile maintenance company to provide an assessment for the community. Pacific Northwest Tile provided an assessment in November 2024. Additionally Susan will schedule three roof replacement contractors for bids. The board will hold a work meeting prior to the next COA meeting to develop three plans to present to the community.

Homeowners Forum:

- A homeowner encouraged the board to consider on-going maintenance for the roofs rather than replacement. The board appreciates this input.
- A homeowner asked if there will be an increase in the COA fee. The board reports no need as the COA was increased last year.
- Residents ideas placed on the Idea board in the clubhouse addressed: Cleaning of windows(Done), Raise temperature in sauna (It is set at 103 degrees), Lights on in clubhouse (for security purposes), Power washing patios/walkways (this will be included in 2026 budget), Fix sauna (Motor will have to be replaced. An estimate has been requested), Please remember to clean the bbq after use, Please pick-up after your pets and Be kind to others. The board appreciates residents use of the idea board.

Meeting Adjourned: 6:15pm