

North Pointe Condominium Association Annual Owners Meeting Minutes

Date: September 18, 2023

Location: Garage of building 360 and via Zoom

Meeting called to order: 7:00 PM

Present:

- COA President Jim Malmgren
- Brenda Wagstaff, Welch Randall Real Estate
- RaNae Francom, Secretary of the Board
- 16 Owners (Present)
- 5 Owners (Joined via Zoom)

Meeting Minutes:

Welcome and Introductions: COA President Jim Malmgren opened the meeting and welcomed all attendees. He introduced the key participants, including Brenda Wagstaff from Welch Randall Real Estate and RaNae Francom, Secretary of the Board. Jim acknowledged the 16 owners present in person and the 5 owners who joined the meeting via Zoom.

Financial Report: Brenda Wagstaff from Welch Randall Real Estate presented the financial report, providing an overview of the association's current financial status and updates on expenses and income.

Proposed Budget Presentation: Jim Malmgren presented the proposed budget for the upcoming year, detailing the planned expenditures and anticipated income. Discussion on the budget followed.

Discussion of Proposed Amendment to CC&R: The meeting agenda included a discussion of the proposed amendment to the CC&R. Jim Malmgren informed the attendees that the proposed amendment would be sent to all owners for a 30-day review period before a survey on the proposed changes would be distributed.

Rules and Regulations and Repair or New Projects: Attendees discussed a draft of the Rules and Regulations and various repair and new projects. The following specific items were addressed:

- Exterior lights requiring bulb replacement on the buildings.
- Repairs needed for the fence on the North side of the HOA.
- The gate latch repair.
- Safety concerns regarding the balcony posts and footings in Building 340.
- The need to fill in the concrete pad for Unit 103.

Cleaning Services and Estimates: Concerns were raised regarding the amount the HOA is spending on cleaning services. Owners requested that estimates from other cleaning companies be obtained for consideration.

Work Order Process and Communication: Attendees discussed the process for submitting work orders and emphasized the need for improved communication with the management team.

Pest Control Notification: Owners requested to be notified in advance when pest control services are scheduled so they can point out wasp nests that need attention.

Board Member Volunteer and Election: Jim Malmgren requested volunteers for additional board members. Jim was nominated and voted to continue serving on the board. No other owners volunteered to join the board.

Key Copies Request: It was decided that the HOA would not request copies of keys from owners due to liability concerns. The process was discussed to educate owners on utilizing after-hours emergency services through Welch Randall.

Adjournment: The meeting was adjourned at approximately 9:00 PM.