

North Point Condo Board Meeting **No. 4** Minutes
May 6, 2025 at 5:30

In Attendance; Brenda Wagstaff with Welch Randal, Greg Call and Richard Reeder

Please review and send any comments to Richard within 10 days. Please email any comments to reeder@vbfa.com. If after 10 days, no comments are submitted, the minutes will be considered to accurately represent the meeting.

New Items

4.01 Discussed that Brenda can move forward with maintenance issues costing less than \$1000 without needing bod approval. She said that is a typical amount used with other clients.

4.02 Brenda wants to continue using Moreno Landscaping. Problems in the past arose with giving them a contract with a specific dollar amount of work. He does better when he does the work and then invoices hoa for it.

4.02.1 Discussed Moreno Landscaping should still have a contract. It should include the scope of work, i.e. mowing, lawn care, tree trimming, etc., and all the legal stuff like bonding, insurance, billing procedures, etc. It should not have a specific dollar amount.

4.02.2 Brenda said Moreno speaks good English but sometimes has trouble understanding legal aspects spelled out in English. Greg speaks Spanish and is willing to help with the communication.

4.03 Unit 201 in building 340 is having deck issues with the structural supports and decking. Brenda has two quotes. She is more comfortable with the American Home Maintenance quote, \$1800. American Home Maintenance has visited the site to review the problem. Brenda feels All Weld quote is higher, \$4550, because they have not been to this site and may be basing costs on past deck issues and are trying to cover possible unknown contingencies. Bod approved Brenda proceeding with American Home Maintenance.

4.03.1 The previous deck repair costs (affecting units 202+302 in building 340) were covered by the hoa per Brenda's and the lawyer's interpretation of the current ccr documents (1999 owners declaration).

4.03.2 Greg would like in the future to have the hoa pay for deck structural issues and pay half the cost of related deck repairs and have the owner pay the other half of the deck repairs.

4.03.3 Discussed that the new ccr should clearly differentiate between hoa maintenance responsibilities and owner maintenance responsibilities.

4.04 Key boxes. Recently there were several instances when the hoa could not access units for emergency maintenance. The bod agreed that key boxes would be a good solution

4.04.1 Discussed having a separate, lockable, key box in each building. The key box will contain keys for each unit.

4.04.2 In addition, a combination lock box, will be located alongside each key box. The lock box will contain the key for the key box. Only the hoa will have the lock box combinations, thereby giving only the hoa access to unit keys. Access will only be for emergencies.

4.05.1 Brenda said the hoa wants to have a copy of every renter's lease

4.05.2 Brenda said recent law states that leases can be a minimum of 6 months. Shorter term leases are not allowed.

4.05.3 Brenda said hoa cannot require owners or renters to carry "home owners" insurance.

Outstanding Items:

This list is previous minute items that have not been completed and/or were commented on in the most recent meeting. Items commented on are in **bold**. Note that item numbers that appear missing indicate that those items have been completed and deleted from the subsequent minutes.

3.06 The 2025 budget was discussed.

3.06.1 Rich asked why several of the categories in the 2025 budgets were significantly less than the 2024 actual expenditures. i.e. Elevator, landscape, elevator inspection, garage door maintenance, and legal. *No reasons were put forward.*

3.06.2 The landscape 2025 budget is 570% higher than the 2024 expenditure. Carla explained there are numerous things she intends to spend the extra \$\$\$ on.

3.06.3 update 5/6; Brenda still updating the 2025 budget.

3.07 2025 Projects in progress and upcoming. Carla added a list of projects to the 2025 budget that she recommends be done in 2025

3.07.1 Repairs to the dumpster masonry surrounding walls.

3.07.2 Door replacement or repair at 340.

3.07.3 Smoke and co2 detectors for 340 common areas.

3.07.4 The (main domestic cold water) pressure reducing valve replacements and leak repairs in all buildings. Carla reported that the prv maintenance has been neglected which now necessitates their replacement.

3.07.5 Fall tree trimming.

3.07.6 Garage door replacement in 360. Garage doors are having ongoing problems which are costing considerable amounts of money.

3.07.7 New, electrical outdoor lighting for 320, 360, 340

3.07.8 Door lock replacement for 340 and 380

3.07.9 Automatic door closure replacements for the exterior doors at all buildings.

3.07.10 updated 5/6; estimates for these items were included in the 5/6 bod mtg agenda email from Brenda.

3.08 Carla mentioned possible assessments in 2025 for these projects. The total estimated cost is \$30,200. Brenda said it would be better to use the HOA reserves for this work.

3.09 Possible HOA fee increases for 2025

3.09.1 Rich pointed out that for several years the additional Limited Common Area HOA fees paid by buildings 320 and 380 do not cover the Limited Common area annual expenses related to the garages in building 320 and 380.

3.09.2 Accounting reason for increasing the Common Areas HOA fees for the is unclear.

3.09.3 Carla, Ranae and Brenda voted yes to increase the Common Area HOA fees on all units by \$20/month. Rich voted no.

3.09.4 updated 5/6; increases to hoa fees were discussed. Brenda recommends not increasing fees until any increases can be presented at the 2025 owners meeting for a vote by the owners.

3.09.05 updated 5/6; Richard feels that any increases should be based on actual 2025 budget and possible future expenses. He feels this will be easier to present to the owners as opposed to telling them the amount of the increase is "a guess".

3.10 CCR's; everyone is frustrated that trying to revise CCR's has been going for years. Rich said he has been hearing about new CCR's since 2020.

3.10.1 Recap; Revised proposed CCR's were presented at the owners meeting in September 2024. After discussions with the owners, a vote was taken. Brenda, in the meeting, reported that the vote was 50% for the September CCR's and 50% against the September CCR's and therefore they were not adopted.

3.10.2 Rich said that in his opinion, the main reason holding up the adoption of new CCR's is the controversy surrounding the proposed rental restrictions in Article XII. The proposed CCR's create new limits and restrictions on rental units. Rich said he has talked to owners who specifically bought their units because of the way the original CCR allowed rentals, whether they are renting out the unit now or may rent them in the future.

3.10.3 Carla and RaNae complained that there are renters who are not desirable as neighbors, these renters are loud, rude and do not seem to take pride in the complex.

3.10.4 Rich has said "instead of trying to legislate behavior", most HOA's levy fines on tenants who are breaking the rules. Rich's experience with his other HOA condos is that fines are very effective in discouraging poor behavior

3.10.5 The new list of fines outlined in the draft CCR and in the draft Rules and regulations contradict each other. They need to be coordinated.

3.10.6 Brenda said a schedule of fines could be amended to the original CCR right now, before the proposed CCR eventually get adopted.

3.10.7 Rich sent his comments on the November 2024 proposed CCR's. Carla said her comments have also been submitted to Brenda. Brenda will assemble them and send them out for review.

3.10.8 Brenda wants any comments to be resubmitted when she sends out a new draft of the CCR. She wants any comments to be itemized by line and paragraph. However, because of all the mistakes and misnumbering in the Table of Contents and the individual paragraphs this may prove to be difficult.

3.11.9 updated 5/6; Brenda did not want to discuss the recent proposed ccr at this meeting, but rather make it the focus of the next bod meeting. She feels that a new ccr, after being fully vetted by the bod could be presented at the next owners meeting for a vote by the owners.

2.03 CC&R's Amendments;

2.03.1 Why are these called amendments, they are a complete revision

2.03.2 Rich brought some notes on CCR's, i.e. index problems, missing limited common area definitions, not addressing the different HOA fees for the different building types, dog limitation list, rule and fine schedule is different than the fine schedule in the rules and regulations.

2.03.3 Rich expressed issues with art XII, restricting owners who rent units.

2.03.4 BOD compromised on limiting rental units to less than 50% to meet FHA loan requirements.

2.03.5 Rich objects to the wording requiring "a unit that has been used as a rental cannot be sold as a rentable unit". If anything changed, existing units have to be grandfathered in without any special restrictions.

2.03.6 Discussed the dog limitation list, exhibit F.

2.03.7 Rich said that limiting dog breeds and being restrictive on the maximum weight will only encourage the owners to get the Emotional Support Animal (ESA) exemptions, which overrule any CCR rule.

2.03.8 Rich recommends making rules about animal behavior, i.e. non aggressive, on a leash, quiet, potty trained, owners required to clean up after, etc. as a more effective method require good dog behavior. ESA rules allow this type of approach.

2.05 Ongoing Dumpster Problems related to overloading, non residents usage, etc.; Richard provided a photo of an example of dumpster lids with small openings so that small bags of garbage can be thrown away without opening the dumpster lids.

2.05.1 Update 12/11/25; Carla reported that the waste management company does not have this type of dumpster lids.

2.06 Dog Stations; A lot of discussions about the difficulties related to the dog stations.

2.06.1 BOD decided to eliminate the dog stations. The dumpster is adjacent to the dog station.

END OF MINUTES