

North Pointe Condominium Association Board Meeting Minutes

Date: Tuesday, February 11, 2025

Location: RaNae Francum's home

Board Members Present:

- Carla Vogl, Board President
- Rich Reeder, Board Secretary
- RaNae Francum, Board Treasurer
- Brenda Wagstaff, Welch Randall Real Estate

Meeting Called to Order: 6:00 pm

Topics Discussed:

1. 2025 Projects and Maintenance:

o Immediate Maintenance Needs:

- The garage door in building 360 needs to be replaced.
- The dumpster surround has partially fallen off and requires replacement.
- Outdoor lighting is necessary due to darkness around the property.
- The PRV (Pressure Reducing Valve) system requires repairs to ensure proper functioning.
- Additional maintenance items were mentioned and will be added to the 2025 repair list.

2. 2025 Budget and Dues Increase:

- o The board discussed a \$20.00 increase in dues to cover expenses and fund the reserve account.
- o A majority vote was held, and the \$20.00 dues increase was approved.

3. CC&R Amendment/Rewrite:

- o Carla will send her revisions of the CC&R document to Brenda for updating and further review by the board.
- o The CC&R rewrite has been in progress for years and has incurred significant costs. Brenda cautioned against changing many items that the previous board had already worked on.
- o Once the board reviews the revisions and the attorney makes necessary changes, Brenda will send the updated CC&R to owners for review and voting.
- o One of the main points of discussion remains the rental percentage allowed in the HOA.

4. Appfolio App Reports:

- A brief discussion took place regarding the Appfolio app and the meaning of the reports available to board members.

5. Meeting Structure and Agenda Management:

- It was noted that meetings tend to get off-topic and can extend beyond the intended time.
- To ensure meetings stay on track and within the 90-minute time limit, board members must submit agenda items to Carla prior to the meeting.
- Moving forward, only items listed on the agenda will be discussed.
- The contract with Welch Randall stipulates quarterly meetings with a maximum duration of 90 minutes. Any additional time spent beyond this will be billed hourly.

6. Project Approvals:

- The board approved several projects based on bids received by Carla.
- Brenda will obtain two additional bids for cleaning the buildings.

Meeting Adjourned: 8:00 pm

Minutes Submitted By:

Rich Reeder, Board Secretary