

**CENTRE POINTE CONDOMINIUM ASSOCIATION
BOARD BUDGET MEETING MINUTES**

DATE: Wednesday, January 14, 2026
PLACE: ZOOM
TIME: 10:00 AM

CALL TO ORDER

Eric Prentice, President, called the meeting to order at 10:00 am with a quorum present. Integra was requested to prepare the Minutes of the meeting.

PRESENT

Eric Prentice – President
Martha Oleen - Vice President

Ron Kowalski - Treasurer
Rachael Ropkey – At Large

Tess Allison & Kayla Hardenbrook – Integra Management

ABSENT

Richard Luff – Secretary

AGENDA

Motion to approve the Agenda by Martha Oleen; 2nd by Ron Kowalski; and, passed.

PAST MEETING MINUTES

Motion to approve 10-22-25 Meeting Minutes by Ron Kowalski; 2nd by Martha Oleen; and, passed.

INTEGRA FINANCIALREPORT

Tess reported the financial standing through 12-31-25, reflecting the Peoples Bank operating account balance at \$186,459.88; and, Reserve Account balance with Edward D. Jones at \$557,947.25 - for a total bank of \$744,407.13. We are running under budget in expenses through 12-31-25 by \$18,689.04.

OLD ITEMS

The A-Building lobby painting and refurbishment has been completed, thank you to Martha Oleen & Rachel Ropkey for leading this project. The parking garage striping will be scheduled to be completed spring/summer of 2026.

NEW BUSINESS

1. Board Members with terms expiring this year are: Martha Oleen and Ron Kowalski [each position is a 2-year term of service]. The current serving Board Members have offered to continue to serve on the Board – the Board has not received any interest from any other unit owners in service to the Board, but continue to hope new unit owners will offer up their service to the Association as Board members in the future.

2. The Owners Annual General Meeting is scheduled to be held on: Wednesday, February 18, 2026, at 5:30 pm in the Clubhouse. The Board will take care of providing coffee/pop refreshments and cookies for the AGM. The AGM packet will be mailed to all unit owners on 01-19-26 together with a President's Letter providing a recap of 2026 maintenance items and budget information.

BUDGET

Tess Allison reviewed the proposed 2026 Budget together with projected capital expense work to be completed in 2026. The Board went over the Budget line item by line item and reviewed planned 2026 Capital Projects. The Board discussed the proposed A-Building elevator modernization quote received from TKE to upgrade the computer system/other outdated operating mechanisms. Integra will request an updated estimate from TKE and arrange an appointment for Eric Prentice and Ron Kowalski to meet with TKE to discuss this proposal further.

Following review, discussion and finalizing of the 2026 Budget: Martha Oleen motioned to approve the 2026 Budget as presented reflecting an average dues increase of 5.29% to include the A-Building elevator required modernization, utility expense mandatory increases, and insurance policy premium increases; 2nd by Ron Kowalski; and, PASSED.

ADJOURNMENT

There being no further ordinary business, Motion was made by Martha Oleen to adjourn the Board Meeting; 2nd by Ron Kowalski; and with unanimous approval, the meeting was adjourned at 10:47 am.

Respectfully submitted,

Kayla Hardenbrook
INTEGRA Management