

Centre Pointe Condominium Association
Owner's Annual General Meeting Minutes

Date of Meeting: Wednesday, February 18, 2026, at 5:30 pm - Clubhouse

Board President Eric Prentice, called the Owner's Annual General Meeting to order in the Centre Pointe Clubhouse at 5:30 pm and welcomed everyone in attendance, introduced the Board members and INTEGRA Management staff present.

I. Roll call

INTEGRA Condominium Association Management, Inc conducted a roll call via a formal sign-in log. A Quorum was established with 72 units represented either by personal attendance at the meeting, by Proxy, or by Absentee Ballot.

Board Members present: Eric Prentice, President; Martha Oleen, Vice President; Ron Kowalski, Treasurer; and, Richard Luff, Secretary.

Absent: Rachael Ropkey.

INTEGRA Management present: Cindyrae Mehler, Tess Allison, and Kayla Hardenbrook. Integra was requested to take the minutes of the meeting.

II. Approval of 02-05-25 Annual General Meeting Minutes [AGM]

Motion by Martha Oleen to approve the 02-05-25 Annual General Meeting Minutes; 2nd by Ron Kowalski; and, PASSED unanimously. All Absentee Ballots received approved the Minutes.

III. President's Report

President Eric Prentice referenced his President's Letter included in the AGM packet and highlighted three specific Capital Project items completed items – upper parking lot seal coating and striping was completed by Huizenga Enterprises, new lamp posts were installed in the upper parking lot by Lighting Electric, the A-Building lobby furnishing upgrade, and interior painting of A-Building lobby by M&M Construction.

IV. Approval of 2026 Operating Budget

Treasurer's report

Tess Allison of INTEGRA Management reviewed the 2025 Year End Financials and presented the proposed Budget for 2026 reflecting a small dues increase to cover utility, insurance, maintenance, and elevator increases. Following a Q&A and discussion, all Ballots were turned in and a tally of the votes was completed. The 2026 Budget passed with 70 YES votes received; and, 2 NO votes received. The 2026 Budget as presented was ratified.

V. Election of the Board of Directors

President Eric Prentice advises there are two (2) positions open to be filled on the Board of Directors this year. Each board position is a 2-year term per the Bylaws. Ron Kowalski and Martha Oleen have agreed to continue to serve on the Board. No other names were presented or offers to serve on the Board were received. All owners were once again encouraged to consider serving on the Board of Directors.

All Ballots were turned in and a tally of the votes was completed. By unanimous approval of votes from all 72 ballots - Ron Kowalski and Martha Oleen were confirmed as Board Members with each serving a 2-year term. Thank you for agreeing to serve!

<u>Elected Board of Directors</u>		<i>Term expiration</i>
➤ ♦	Eric Prentice	AGM Feb 2027
➤ ♦	Martha Oleen	AGM Feb 2028
➤ ♦	Ron Kowalski	AGM Feb 2028
➤ ♦	Richard Luff	AGM Feb 2027
➤ ♦	Rachael Ropkey	AGM Feb 2027

VI. Old Business

None

VII. New Business:

Building B / Unit #107: Reports handicap spaces are often always taken, can handicap spaces be monitored more strictly?

- Management Responds, handicap spaces are a first-come first-served basis. Vehicles must be in good operational condition with current tabs and properly display the handicap parking placard.

Building C / Unit #206: Reports they frequently see the same vehicles utilizing visitor parking, is the parking lot monitored?

- Management responds, the upper parking lot is monitored by the Board when an issue is reported. Make sure to write down days / times and pictures of the vehicles when they are in violation and send an email to Integra. Through the security patrols and video footage we can then monitor and tag to tow on an offending vehicle.

Building C / Unit #403: Inquired about the leaning tree located by the back trail.

-The Board responds, this tree is on the Bellis Fair Mall property and is their responsibility to take care of. Integra has notified the mall of the tree.

Building B / Unit #403: Shared their concerns with Chick-Fil-A being built, and wonders if there is any other type of barrier that may be installed to help block out headlights, etc?

-Board President Eric Prentice recommends all concerns and complaints should be reported to the City of Bellingham. The more residential owners that contact the City with their concerns and impact complaints, the better chance action will be taken.

Building C / Unit #408: Asked if all pilot lights are turned on in the other building lobbies, as C-Building's pilot light is not on.

- Board President Eric Prentice informs all building lobby pilot lights were turned off as a decision of the past Board for cost savings on gas. The past Board noted they were not utilized often. The Clubhouse fireplace operational unit is fully functional and is utilized frequently with a timer attached for use.

Building C / Unit #304: Wonders why the utilities are twice as much in the A-Building than the other buildings?

-Management responds, the A-Building has radiant floor heating and is the only building with this design component.

What is the telephone line item in the budget for?

-Management responds, the elevators in each building require phone lines for emergency response per regulations. All phone lines are commercial.

What is the cable line item in the budget for?

-Management responds, the only cable line is for the Clubhouse TV.

Noticed grills are not allowed on balconies, wonders if the Association has considered to purchase one to be used at the Clubhouse cement deck area?

-Board responds, there used to be a BBQ but it reached end of life years ago. Recent Boards have not replaced the grill due to the heavy problem of homeless people, and failed upkeep/cleanliness after each use.

Wonders if the Board has considered electric car charging stations to be installed on the property?

- Board responds, yes – this has been discussed at multiple AGM's due to the expense and limited visitor parking spaces and the fact very few residents at this time have electric vehicles it has been tabled for future discussion. The Board does keep their ear to the ground for grants that may be available to an Association to assist with the expense of installing car charging stations. Multiple car charging stations are located around the property [the mall, and the co-op center].

Wonders what are the different ways to communicate to other owners in the Association? Is there a website or Facebook community page?

-Management responds, the Association has a website for informational purposes only. There is currently no Facebook page for Centre Pointe. It was advised that typically when a page is started, it causes problems within the Association. There are bulletin boards in each building's elevator room where owners/residents are able to post on notifying of furniture for sale, extra parking spaces for rent, etc.

Wonders if the Board thought about installing solar panels on the building roof?

- Board responds, the footprint of the building roofs are not adequate to provide enough electricity. Upgrading to a solar footprint would be a Capital expense to be discussed with the entire membership.

Wonders when the exterior window cleaning is done?

-Management responds, the windows were cleaned in 2025. The Board has been moved to an every-other year cycle on window cleaning as a cost savings measure to ensure adequate funds are available for pressing Capital projects.

Wonders when the deck inspections would be done?

-Board responds, deck inspections were completed in 2025 by Pacific Crest.

Wonders where do we send maintenance requests?

-Management responds, please email Integra Management with any concerns or questions or call the office to speak with the Property Manager.

Wonders does Integra monitor individual unit fireplace service?

-Management responds, fireplaces in individual units are an owner responsibility.

Does Integra monitor hot water tanks?

- Management responds, a spreadsheet is maintained by Integra Management noting each unit's hot water tank and the age. Hot water tanks are required to be replaced every 10 years. Integra notifies unit owners when the tank has reached end of life as a courtesy reminder to remain in compliance.

SAVE THE DATE - The next Annual General Meeting is scheduled for Wednesday, February 17, 2027, at 5:30 pm in the Association Clubhouse.

VIII. Adjournment

There being no further business, the meeting was adjourned at 6:28 pm. The Board Members will meet briefly immediately following this meeting to determine Officer Positions for this year, to schedule Board Meeting Dates for this year, and to designate whom on the Board will serve as Reserve Account Signors.

Minutes respectfully prepared,

Kayla Hardenbrook
INTEGRA Management