

CENTRE POINTE CONDOMINIUM ASSOCIATION BOARD MEETING MINUTES

DATE: Thursday, April 3, 2025
PLACE: INTEGRA Conference Room
TIME: 10:00 AM

CALL TO ORDER

Eric Prentice - Board President, called the meeting to order at 10:00 am.
Integra was requested to prepare the Minutes of the meeting.

PRESENT

Eric Prentice - President
Ron Kowalski - Treasurer
Martha Oleen - Vice President

Absent: Rachael Ropkey, At Large and Richard Luff, Secretary

Cindyrae Mehler & Kayla Hardenbrook – Integra Management

AGENDA

Motion to approved 04-03-25 Meeting Agenda by Ron Kowalski; 2nd by Martha Oleen; and passed.

PAST MEETING MINUTES

Motion to approve 01-03-25 Budget Meeting Minutes by Martha Oleen; 2nd by Ron Kowalski; and, passed.

Motion to approve 02-05-25 Organizational Meeting Minutes by Martha Oleen; 2nd by Ron Kowalski; and, passed.

INTEGRA FINANCIAL REPORT

Cindyrae of INTEGRA Management reports the financial standing through 03-31-25, reflecting the Peoples Bank operating account balance at \$185,966.89; and, Reserve Account balance with Edward D. Jones at \$535,119.20 - for a total bank of \$721,086.09. We are running under budget by \$14,481.46 with spring/summer scheduled maintenance projects coming up [gutter cleaning, vent cleaning, and window washing]. The Board will be reviewing the capital project work to be done this year under New Business.

OLD ITEMS

1. **Seagull Patrol on Building Roofs:** Integra will contact M&M Construction – who has been doing seagull nesting cleanup work on the roofs for years, and ask how often this work should be scheduled during nesting season.

2. **Exterior Lighting refurbishment:** Lightning Electric Inc. has completed the project. Many unit residents have reached out to express a vast improvement in the lighting, providing a more secure and safe environment. The old posts/lighting components had been scheduled by President Eric Prentice, but Eric found out the donation center is unavailable to receive the light poles at this time. M&M Construction will be requested to dispose of the old posts/lighting components.
3. **Clubhouse Rental Agreement:** Will be updated and posted on the Association website.

NEW BUSINESS

1. **July Board Meeting Date:** Due to scheduling and working to keep a quorum of the board in attendance for the meeting, the July Board Meeting Date was changed to: Wednesday, July 30th, 2025, at 10:00 am at Integra's conference room. Martha Oleen will post the new July Board Meeting Date in the bulletin boards onsite and it will be noted on the website also.
2. **D-Building prep / pressure wash/ rot repairs/painting:** Following review of bids submitted, Motion was made by Martha Oleen to accept the Bid from M&M Construction in the amount of \$34,520.30; 2nd by Ron Kowalski; and, passed. This work will be scheduled while the lift is onsite and be coordinated around scheduling of gutter cleaning, dryer vent cleaning, and window cleaning.
3. **Window Cleaning:** Following review of bids submitted, Motion was made by Ron Kowalski to accept the Bid from Margaret's Window Cleaning in the amount of \$11,745.00; 2nd by Martha Oleen; and passed. This work will be scheduled while the lift is onsite and be coordinated around scheduling of gutter cleaning, and dryer vent cleaning.
4. **Review of 2025 Scheduled Capital Projects Under the Budget:**
 - ▶ **Exercise Equipment Replacement:** Following discussion, the Board is arranging to have a new TV installed in the exercise room and will place on the Agenda in July to revisit adding an additional treadmill if space permits.
 - ▶ **Deck Inspection:** Deck inspections of the A, B, C & D Buildings will be completed by Rick Bunzel with Pacific Crest Reserves with a report provided to the Board. Deck Inspections will be scheduled to be completed when the lift is onsite.
 - ▶ **Garage Striping:** Huizenga Enterprises will be cleaning and re-striping the underground parking garage. INTEGRA will coordinate scheduling with Huizenga Enterprises to have this work completed this summer when the lift is off site.
 - ▶ **A-Building interior furnishings upgrade:** The Board will look at the furnishings in the A-Building for refurbishment and will place this as an item for discussion at the July Meeting.
 - ▶ **Seal Coat & Re-stripe upper parking lot:** Huizenga Enterprises will be cleaning, re-striping, & sealcoating the upper parking lot. This work is scheduled to be completed July 14th thru July 19th. Additionally, the red curbing throughout the complex will be pressure washed and re-painted at this time.

► **C-Building Front Entry - Asphalt:** Bid requested from Huizenga Enterprises for asphalt adjustments to be made where water pools.

► **Clubhouse Exterior Painting:** The Board and M&M Construction will look at the Clubhouse and determine if this painting can be placed on hold until 2026.

5. DATE of Next Board Meeting: Wednesday, July 30th, 2025, at 10:00 am at INTEGRA.

6. Owners Annual General Meeting: Wednesday, February 18th, 2026, at 5:30 pm in the Clubhouse.

ADJOURNMENT

There being no further ordinary business, Motion was made by Martha Oleen to adjourn the Board Meeting at 11:15 am; 2nd by Ron Kowalski; and with unanimous approval the meeting was adjourned at 11:15 am.

Respectfully submitted,

Cindyrae Mehler & Kayla Hardenbrook
INTEGRA Management