

CENTRE POINTE CONDOMINIUM ASSOCIATION BOARD MEETING MINUTES

DATE: Wednesday, August 20, 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
Martha Oleen - Vice President
Ron Kowalski – Treasurer
Richard Luff – Secretary
Rachael Ropkey – At Large

Cindyrae Mehler & Kayla Hardenbrook – Integra Management

AGENDA

Motion to approve 08-20-25 Meeting Agenda by Martha Oleen; 2nd by Ron Kowalski; and passed.

PAST MEETING MINUTES

Motion to approve 04-03-25 Meeting Minutes by Ron Kowalski; 2nd by Martha Oleen; and, passed.

Motion to approve 04-09-25 Executive Meeting Minutes by Martha Oleen; 2nd by Eric Prentice; and, passed.

INTEGRA FINANCIAL REPORT

Cindyrae of INTEGRA Management reports the financial standing through 07-31-25, reflecting the Peoples Bank operating account balance at \$131,760.71; and, Reserve Account balance with Edward D. Jones at \$545,899.08, for a total bank of \$677,659.79. We are running under budget by \$3,634.77 with summer maintenance projects being completed. Planned Capital projects are nearing completion.

OLD ITEMS

1. **Clubhouse Rules & Regulation Addition:** As requested by the Board, an addition to the Clubhouse Rules & Regulations has been made documenting the pool table is not allowed to be moved. Failure to comply will result in immediate loss of the rental deposit, and all costs for repair will be back billed to the owner.
2. **New Gym TV Install:** A new TV and brackets for the gym were purchased and installed by Eric Prentice and Martha Oleen. The old TV was disposed of offsite by Eric.

3. **D-Building prep/rot repair/paint:** M&M Construction has completed the pressure washing, all rot repairs, small roof repair and exterior painting for the D-Building.
4. **Deck Inspections:** Exterior deck inspections were completed by Rick Bunzel of Pacific Crest Reserves. Reporting there are no structural issues and no safety concerns with each deck showing only signs of normal aging.
5. **A-Building Interior Refurbishment:** Martha Oleen continues to work on this project and is keeping an eye out for furniture replacements and is working with Rachel Ropkey together to finalize choices. We are anticipating this work to be completed by the end of this year.
6. **Clubhouse Exterior Painting:** The Clubhouse Exterior Painting will be scheduled to be completed in 2026 or 2027 following maintenance review.
7. **Upper Parking Lot Project:** Huizenga Enterprises is scheduled to complete pressure washing, curb painting, seal coating, and striping of the upper visitor parking lot. Huizenga will also further assess the front of C-Building where water tends to pool while onsite with any necessary remediation being scheduled.
8. **Parking Garage Cleaning & Striping:** Cleaning and striping of the parking garage will be placed on hold until Spring 2026 due to scheduling conflicts with the vendor and offsite parking concerns.

NEW BUSINESS

1. **Carpet Cleaning:** Integra is working with coordinating all common area carpet cleaning in all four buildings, clubhouse, and gym to be completed in early/mid-September by John's Chem Dry.
2. **Date of Next Board Meeting:** Wednesday, October 22nd, 2025, at 10:00 am in the INTEGRA
3. **Save The Date - AGM:** 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; 2nd by Ron Kowalski; and with unanimous approval, the meeting was adjourned at 10:45 am.

Respectfully submitted,

Kayla Hardenbrook
INTEGRA Management

(There was no Q&A as no homeowners were in attendance)