

**CENTRE POINTE CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES**

**DATE:** Wednesday, August 14, 2024  
**PLACE:** INTEGRA Management – Conference Room  
**TIME:** 10:00 AM

**CALL TO ORDER**

Debbie Haddad, President, called the meeting to order at 9:54 am.

INTEGRA was requested to prepare the Minutes of the meeting.

**PRESENT**

Debbie Haddad – President	Eric Prentice - Vice President
Ron Kowalski - Treasurer	Richard Luff – Secretary
Martha Oleen – Director/landscape liaison	
Tess Allison - Integra	Cindyrae Mehler - Integra

**AGENDA** Ron Kowalski motioned to approve the agenda; 2<sup>nd</sup> by Martha Oleen; and, passed.

**PAST MEETING MINUTES**

Martha Oleen motioned to approve the Board Budget Meeting Minutes from 04-15-24; 2<sup>nd</sup> by Ron Kowalski; and, passed.

Ron Kowalski motioned to approve the Board Executive Meeting Minutes 04-15-24; 2<sup>nd</sup> by Martha Oleen; and, passed.

**INTEGRA REPORT/FINANCIALS**

Tess Allison gave the financial report through 07-31-24 noting that as of that date there was \$183,015.42 in the operating account and \$479,774.06 in Reserves for a total bank of \$662,789.48. Currently the Association is \$15,455.47 under the operating budget. This will be reduced when dryer vent and roof cleaning are completed.

**OLD ITEMS**

1. Clubhouse & Exercise Room Interior Paint/Carpet/Furniture - M&M [paint] & Great Floors [carpet/flooring] scheduled for September 2024. Furniture - Board purchased 1 couch and 2 chairs to replace current couch and chairs. Will be installed following painting & carpeting. [Dates of Clubhouse and Gym closure will be posted when confirmed with contractors.]
2. Parking Lot Seal Coat and Striping [cleaning] - Huizenga Enterprises is being scheduled.
3. Roof Cleaning/scrape Moss – Scheduling M&M Construction.

## **NEW ITEMS**

1. **D Building Security:** Tenant issues within D Building have led to the need for security patrols to ensure the safety and security of the residents and property. Cindyrae suggested patrols from 8 pm to 12 am to start for 1 – 2 weeks and then going to a random schedule. The Board concurred with this suggestion. The Owner of D Building will hire security at his expense. He is also working on other solutions for the current issues.
2. **Chick-fil-a Update:** No date has been set for construction to begin. The Board is working with the City of Bellingham to perform a light test to support the requirement for a solid fence to be installed at Chick-fil-a's expense. Ron Kowalski is contacting the planning department.
3. **Deck Sun/Privacy Screen Coverings:** A request was received from an owner to install a pull down screen on their deck. The Board expressed concern over residents properly installing the screens, maintenance of the screen, colors, size etc. Cindyrae will ask the owner for more details and samples. The Board tabled the discussion for now and will take it up again when further information is received and when updates to the Rules & Regulations are discussed.
4. **Trash Room Visual Aids:** Eric Prentice asked if he could add visual aids above the recycling receptacles to help people better understand what items properly and correctly go into which container. The Board agreed it was worth a try and asked Eric to report back as to the effectiveness of the exercise.
5. **Stucco Wall Maintenance:** The stucco walls beginning at the entrance to the complex are dirty and faded. M&M Construction & Painting provided a bid of \$4,800 to pressure wash, patch and paint. The Board agreed unanimously to accept the bid. Debbie and Martha will select a color. The project will be scheduled as weather permits – this project may not be done until early spring 2025.
6. **Exterior lighting replacement:** 3 bids were reviewed for lighting selection and cost. This project will be placed in the 2025 Budget for completion. Lightning Electric will be scheduled to give a presentation of lighting hardware [posts and lights] options for the Board to choose from at the next meeting.
7. The Board will be placing a notification in the bulletin boards about joining the Board of Directors. Board President Debbie Haddad plans to list her unit for sale in the fall and the Board will be looking to appoint a replacement until the next Annual General Meeting.

**DATE OF NEXT BOARD MEETING:** Thursday, November 7, 2024 at 10:00 am in the Integra conference room.

**REMINDER TO SAVE THE DATE:** Annual General Meeting Wednesday, February 5, 2025, at 5:30 pm.

There being no further items for discussion the Board Meeting was adjourned at 11:40 am.

Minutes respectfully submitted,

*Tess Allison*

INTEGRA Management