

NORTH POINT CONDOMINIUM ASSOCIATION

BOARD MEETING MINUTES –APRIL 27, 2026

Present: Ken Clifton, Nancy Bonk, Ralph Brooks, Dave Cunningham, Linda Cunningham
Jeanine Kalajainen, Dan Nero, Russ Perkins

Ken Clifton, President, opened the meeting at 6:35 p.m.

Russ Perkins provided the Treasurer's report. Balances are:

General Operating Account: [REDACTED]

Reserve Maintenance Account: [REDACTED]

Capital Improvement Account: [REDACTED]

New Business:

We are planning our Annual Meeting for July 7, 2026. Nancy will contact Gallo's to reserve the restaurant.

Ken brought up the request from an owner to install solar panels on their condo roof. After discussion by the members present, Russ made motion to deny the request for solar panels for a variety of issues including the roof integrity and maintenance seconded by Ralph Brooks. Motion carried.

Ken addressed the issue of moss growth on roofs. We have cleaned 3 roofs due to the moss growth to preserve their longevity. However, another issue of moss on the roof on Building 14 has surfaced. The cost to clean the roof on Building 14 is \$3,700. Dan Nero made a motion to accept the estimate and Nancy Bonk seconded. Motion carried. Arrangements will be made to clean the roof.

A motion was made to contact Association's attorney regarding past due late fees and other charges of a resident made by Russ and Jeanine seconded. Dan will contact our attorney.

Ken discussed the ice damage claims that occurred over the winter due to the harsh winter. The ice damage claim is still not finalized with the insurance company. The insurance adjuster is preparing report to be submitted to our insurance company. There are about 16+ condos that need repairs due to the ice damage. In one of the units, an additional issue of a wasp nest was found in the attic that must be addressed. This complication is making the repair more difficult and solutions are being sought.

The Board discussed road repairs. We are talking to paving companies to get estimates for several scenarios as we attempt to section off the work. We will prioritize maintenance spending as we monitor our budget balances.

Dave Cunningham advised of his intention to resign from the board. The board present at the meeting voted to replace him with Linda Cunningham. This Board position will need to be approved at the next annual meeting.

Ralph made a motion to adjourn the meeting, seconded by Nancy at 8:30 p.m.

Respectfully Submitted, Nancy Bonk, Secretary

Dan Nero

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