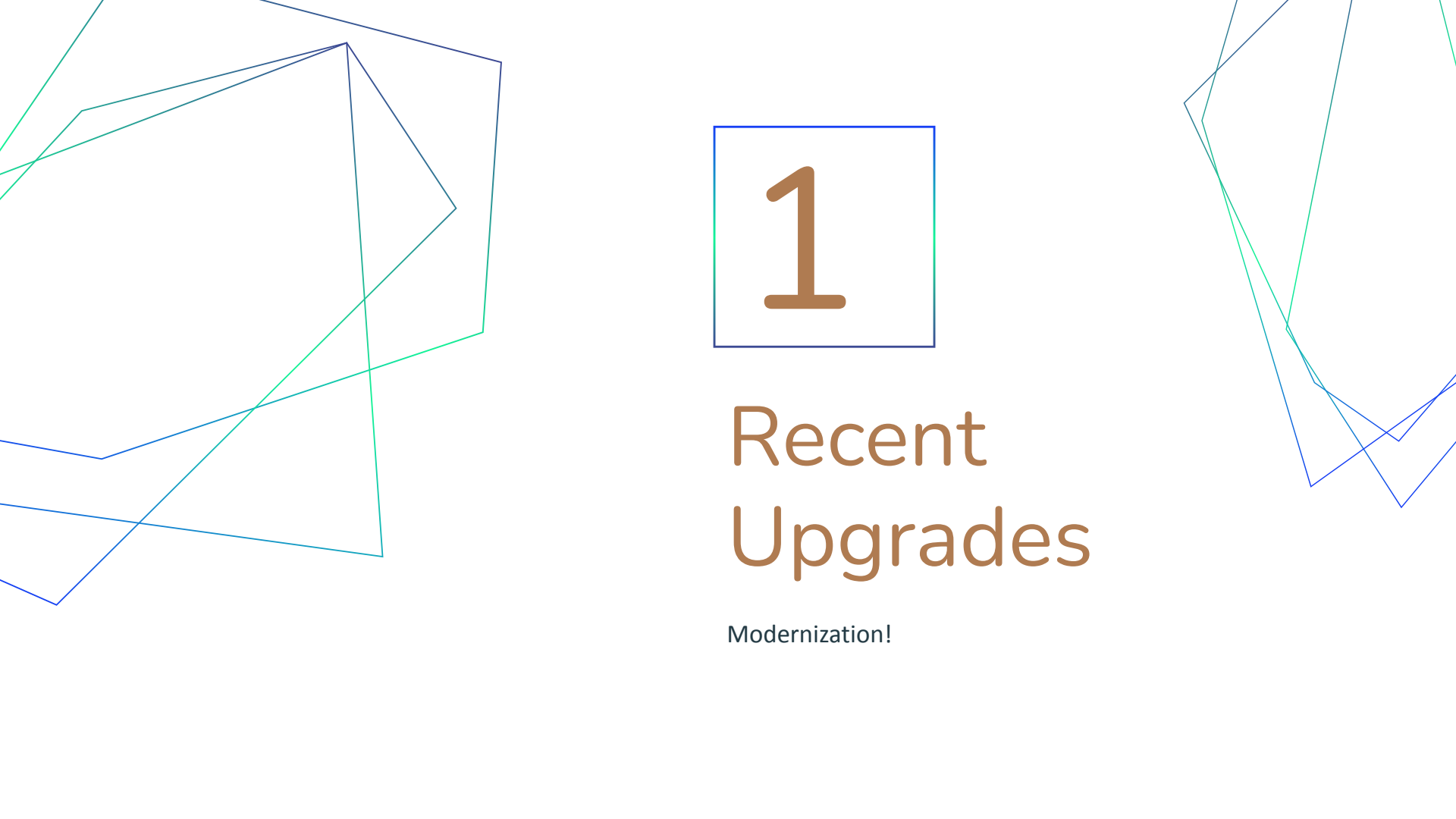


HIGH POINTE

COMMUNITY HOA





1

Recent Upgrades

Modernization!



Intercom and Vehicle Reader

Intercom and Vehicle Reader have been installed as phase 1 of the security system upgrade.

- Vehicle tags will be programmed in the next few weeks and shared with unit owners
- All landlines with Spectrum have been canceled, saving us \$240 per month!

Phase 2 install will be exterior door hardware and security cameras (costs for this in later slides)

The slide features abstract geometric line art in the corners. The top-right corner has blue lines forming a series of connected triangles. The bottom-left corner has blue and green lines forming a similar geometric pattern. The number '2' is centered in a square frame.

2

HOA Projects

Modernization and Roof

Parapet Walls- \$37,500 plus permit and fees



Stairwell Access Buildings-\$30,000



Elevator Cab Interior (Shabby to Chic): \$10,000



Lobby Floors: Concrete Polishing- \$3,600 (includes demo of tile)- Operating funds



Lobby Floors Cont'd: Concrete Polishing- \$3,600 (includes demo of tile)- Operating funds



Modern, cloud-based security system (door access and cameras)- \$20,000 (Operating funds)



Other items:

Peeling Building Signage: Cost TBD

Garage Gate Sensor: \$1,935

Monthly Reserve Transfer: \$2,500 (starting
September 2026)

Pathway to HOA Sustainability



Aligning with the Reserve Study

Executing these repairs directly addresses aging structural assets identified in our mandated Reserve Study. Proactively fixing roofing, walkways, and balconies prevents compound deterioration and much heavier repair bills down the road.



Stopping Annual Dues Spikes

Using a target, one-time Special Assessment for capital overhauls fully isolates these projects from daily operations. This protects our operating fund, allowing regular monthly dues to remain predictable and stable.



Protecting Property Equity

Lenders (Fannie Mae/Freddie Mac) and insurance companies now closely monitor structural health and physical safety. Fast execution keeps our building fully insurable and eligible for standard buyer financing.

Balcony Safety & SB 326

SB 326 Structural Requirements

California State Law (SB 326) mandates structural inspections of wood-framed exterior elevated elements (like balconies and walkways).

Waterproofing integrity is the building's primary shield. Restoring walkways and balcony moisture barriers satisfies current safety regulations and keeps our building compliant and safe.



Proactive Shield: Resolving walkway and balcony moisture barriers now shields our framing from water infiltration and expensive damage.





Questions & Discussion

Securing Transparency, Solvency, and Stability for Our Homeowners

✉ highpointesupport@hoa.works

📄 Formal Notice Packages Coming Soon