

Minutes: Gabriel Commons Board Conference Call Meeting, January 13, 2021

The phone meeting was called to order at 7:00pm by the chair, Joel Glick. All other Board members, Dianne Day, Maryann Lewis, Sharon VanSickle-Robbins and Jodie Trombly were present and a quorum was established. Owners present were Rob Bender, Larry Drury, Chuck Ensign, Peter Grazier, Mary Lou Haas, Syd Newell, and Connie and Bill Pullen. The October 14, 2020 Board Meeting minutes were approved.

Financial Report

Reviewing the December and Year End financial documents it was noted we are \$6,551 over budget for the year.

Committee Reports

Maintenance: Joel

- Rick and crew from MR Maintenance performed their semi-annual cleaning of roofs and gutters. Rick finally received permit approval for new decks at units 3835-3837. Due to winter weather conditions he will begin completion of the decks in March 2021.
- Roofing contractor Matthew McReynolds performed minor repairs on roofs at units 3871, 3867, 3885, and 3831. There is a serious leak at 3871 and bids from two roofing contractors said the roof needs to be replaced. The adjoining roof at unit 3873 will also be replaced. Larry Drury recommended Griffith's Roofing as a third bid, since they replaced some of our roofs in the past.
- There are significant cracks in the driveway at 3831. It's possible the driveway may need to be replaced.
- Unit 3851, Nancy Cartwright's unit, is for sale and the potential buyer's inspector recommended repairs. These repairs have been completed: some deck boards replaced, sewer line cleaned, roof repaired. There is also significant mold in the attic due to poor venting. Mold remediation is in process. Closing on the property is expected by the end of this month.
- Sharon noted that many of the roof repair issues are a result of improper flashing and poor or no venting, resulting in water intrusion into the siding. Replacing the siding must be addressed.

Yard/Naturescape: Syd and Sharon

- The committee contracted with Wind Thin Tree Service to remove dead/dying trees and trim others. A significant number of trees have been removed; ten new trees have been planted. More trees will be removed or trimmed in late 2021.
- The committee also contracted with a new landscape maintenance company. The crew has been working on some previously owner-maintained spaces, as well as removing leaves and debris, and spreading yard chips.
- The committee is gathering bids to extend the irrigation line to areas on the west side of the Commons and near the pool. The electrical controls of the irrigation system are tied to the Drury's electric bill. This unfair arrangement is to be rectified by reimbursing the Drury's for past expenses and possibly moving the electrical controls to the pool (HOA financial responsibility) when the irrigation line is expanded.

Social: Syd

- The committee met on January 12 and their next meeting is planned for February 9. Committee member Laura Miller has resigned and the committee is asking for another volunteer. The new renters at 3867, Rex and Becca, are interested in becoming more involved in the community.
- Past social gatherings have included the Holiday Undecorating Party, Zoom Happy Hours, and a party to remove woodchips.
- Future ideas during winter are Zoom Jeopardy games and creating a Gabriel Commons Cookbook.

Governing Documents Review Committee (GDRC): Mary Lou

Bylaws: The proposed Bylaws were rejected at the Annual Meeting in November. The committee reached out to those who voted "no" and learned that the vast majority of the "no" votes objected to the pet policy that restricted the number of pets per unit. A few "no" votes were not in favor of the 30% (10 units) rental cap. New wording for the two provisions has been drafted that eliminates the proposed restrictions on pets and changes the rental cap to 35% (12 units).

Re-siding Task Force: Sharon and Peter

- The committee reviewed the bid packet from J2 and submitted a list of questions. They are expecting a reply soon. The next step is to meet with the Board prior to putting the project out to 4-5 contractors to bid. The bids from the contractors are tentatively scheduled to be submitted in March.
- Costs for seismic work by Northwest Seismic will be included in the bids.

Old Business

None

New Business

- Board approved Architectural Review Forms for units 3857, 3879, 3835 and 3837.
- Board approved the revised wording and recommends adoption of the new Bylaws by at least 2/3 of the owners at the next Board meeting on February 17. The new version will be distributed ASAP to all owners for review and re-vote. Per Mary Lou, owners should have 30 days for review.

Owner Forum

- Chuck Ensign shared that he thinks the new landscaping and yard work is well done.
- Connie Pullen is concerned that their unit can always be a rental. Could they sell to another investor? Yes, as long as no more than 12 units are rented. Any rental slot in use does not extend beyond unit sale. A new buyer would have to get onto any existing wait list for unit rental.
- Since Pat Reynolds has passed away, Syd proposed that we plant a tree with a plaque in his name. It will most likely be a Yellow Magnolia as that was his favorite tree. About \$300 has been donated to date.
- Rob Bender said the closing on Nancy's unit is planned for January 28. The new buyers will be owners. On the subject of rental units, he believes too many rentals will discourage potential buyers.

Meeting was adjourned at 8:10pm.

The next Board Meeting will be via Zoom at 7:00pm on February 17, 2021