

Minutes: Gabriel Commons Owners and Board Zoom Meetings

February 17, 2021

The Zoom meetings were 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 David Brady, Larry Drury, Peter Grazier, Mary Lou Haas, Joni Miller, Laura Miller, Emily Polanshek, and Syd Newell. Ashlyn Dietz, our account rep at Superior Management was also present.

Owners Meeting

The Secretary received proxy forms from 24 owners, more than the majority needed for the quorum required to hold the meeting. The sole purpose of the Owners Meeting was to confirm the vote on the amended Bylaws, which were approved by the owners 27 Yes - 1 No.

Board Meeting

Financial Report

The Board had previously questioned the high payment made to the new landscape company, Pro Lawn, in January. Jodie confirmed that the company had double billed us for the month of November 2020, so they will not bill us for January 2021.

Committee Reports

Maintenance: Joel

- Last month we signed a contract with Alwin Construction, a firm recommended by Superior Management, to replace the roofs at 3871-3873. The cost will be between \$11,850 and \$16,350 depending on the condition of the current plywood decking. A date for the work is to be determined. Sharon suggested having roofing contractor, Matthew McReynolds, review the contract and check on the work when in process. A sample of the new roof color for owners to review is on Joel's front deck.
- Coast Pavement Services has finally painted the curb on the road at the northeast corner of the Commons.
- Rick at MR Maintenance replaced deck boards at 3851 and 3835, repaired the garage door frame at 3851, and the garage steps at 3893.
- Last month we hired Mark Temple, a structural engineer, to inspect the cracks in the carports and garages at 3831 and 3893. The observed cracks do not appear to require structural repairs; rather he suggested filling the cracks to improve appearance and remove tripping hazards.

Yard/Landscape: Sharon and Syd

- There are piles of woodchips to be spread in the near future.
- A decision is being made about a narrow, columnar tree to replace the rhododendron in the front island. It will be ordered later in March when the nurseries have new stock.
- During the recent ice storm tree limbs and branches fell on the roadway and elsewhere on the property. The landscape crew is clearing debris and the committee will contact Wind Thin to cut any hanging limbs and remove fallen trees.
- The Landscape Committee is preparing an overall plan for the Commons and will present the plan to the Board for review.
- The community has contributed \$375 to plant a tree with a plaque in Pat Reynold's memory.

Social: Syd

- The committee met on February 11; their next meeting is planned for March 9.
- Becca Wilson-Ounecko is a new member to the Social Committee. Welcome, Becca.
- Lisa Creswell is the new owner at 3851 (Nancy Cartwright's former unit). She will be renting to her two adult children.
- Joanna Ponce and Joni Miller are collecting all the recipes submitted for The Gabriel Commons Cookbook, which may be posted to the Gabriel Commons website.
- The weekly Happy Hour is scheduled for Sundays at 5:30pm. Syd will send the Zoom link.

Governing Documents Review Committee (GDRC): Mary Lou

As noted above the amended Bylaws passed by a vote of 27 to 1. Since owners have approved the Bylaws, Mary Lou is pleased to announce this is her last report.

Pool: Emily

- Although the Oregon Health Authority and Multnomah County Health Department are allowing pools to open this summer with certain precautions, both Ashlyn at Superior and HOA attorneys do not recommend re-opening yet. They believe that pool-opening COVID restrictions (i.e.re-sanitizing the facility between families/groups, etc.) place too much liability on Association volunteers. Additionally, the Association’s pool license could be revoked if protocols are not followed.
- Minor repairs are needed on the pool deck. Emily will contact Rick.

Re-siding Task Force: Sharon and Peter

- The Task Force had additional questions for Tim at J2 regarding the contractor bid packets that are under development. He is in the process of completing the packets. There has been discussion related to the timing of sending out the bid packets relative to the realistic start of the construction because any bids would likely sunset within a few months of receipt. Following further discussions with Tim, the Task Force will make a recommendation to the Board on the timing of putting the project out to 4-5 contractors for bid. The project will be referred to owners for consideration and a vote after the bid process is completed and financing details have been determined.
- The next Task Force Meeting is scheduled for Thursday, February 25.

Old Business

None

New Business

- Decks: Dianne and Sharon have been researching past deck replacements and repairs in an effort to create a schedule for future work. Initial deck replacement will include six decks with safety issues.

Owner Forum

- Since we had significant snowfall and ice this month, Larry inquired about the possibility of hiring a snow removal service. According to Ashlyn the cost can be quite high compared to the benefit. She does not recommend hiring a service. The best approach is to prepare for these events and remain “hunkered down” until it’s safe to walk and drive.

Meeting was adjourned at 8:00pm.

**The next Board Meeting will be via conference call at 7:00pm
on Wednesday March 10, 2021**