

Gabriel Commons Association Board Meeting Minutes

October 25, 2016

- Call to order and quorum established—Chuck Ensign
- Attendees: Chuck Ensign, Larry Drury, George Walker, Gary Skovsted, Kay Brook-Willbanks
- Approved September 2016 Mtg. Minutes—Board
- Homeowner's Forum
 - No items brought forward
- Standing Committee Reports
 - Landscape—At Nancy Cartwright's direction, Kin Living arranged for removal of the downed tree...the stacked wood is free for the taking for you wood burners out there. We will be looking at developing a long term plan for managing our forest and ensuring our complex safety. Nancy is also finalizing a proposal for signing up a new landscaping company for next year.
 - Emergency Preparedness—Nancy will be trying set up a collective lecture for the Commons and surrounding neighbors on this subject as soon as she can line up a date, site and a speaker.
 - Maintenance—The gate at #3893 has been repaired. Chuck/Larry are working with Kin Living to inspect sump pumps to sure make they are in working order. Chuck reported that it appears some concrete work needs to be done at #3863; owner will submit maintenance request with Kin Living.
 - Social—Syd's Committee Minutes included the following highlights:
 - ✓ Charles is resigning from the social committee and the group expressed its gratitude for his outstanding work over the years. Becca Wochnick has agreed to fill the vacancy left by Charles.
 - ✓ Mary Lou will visit Sue's renters and Nancy will visit the new owner at Leslie's old unit.
 - ✓ The committee received 8 responses to the Pool Party questionnaire and will continue work on its recommendations for next year.
 - ✓ Nancy reported that three folks were at the recent ivy-pulling work party.
 - ✓ Halloween Party decorating action plans are in place.
 - Pool—Committee will continue work on getting estimates for replacement of the pool main drain cover and short term repairs to the south side coping.
 - GovDocs Review—The committee is still waiting for preliminary approval from the Oregon Real Estate Comissioner's Office on the GC Amended Declaration. It continues to work on revising GC By-Laws at its monthly meetings.

- Reserve—The Board is working through the current draft of the Reserve Study in anticipation of developing 2017 Reserve Fund spending requirements.
- Old Business
 - The Board is awaiting new bids for mold remediation plans for the attics at #3871 and #3873.
 - The Board is awaiting updated estimates from Blackmore Construction for a Seismic Upgrade Plan.
- New Business
 - The Board has received and will be reviewing preliminary 2017 GCA budget projection data from Kin Living.
 - Larry will be contacting vendors regarding potential gutter and downspout repairs.
- Financial Report
 - Operating expenses through September are on target with the approved 2016 budget. The Reserve Fund shows a current balance of \$124,300. The full (22-page) monthly financial report for September is available to homeowners upon request.
- Meeting adjourned at 7:30 PM
- Next meeting—November 30, 2016