

Gabriel Commons Homeowners Association
March 16, 2016 Meeting

Present: Mary Lou Haas, Sydney Newell, Charles Duncombe, George Walker, Larry Drury

SINCE NEITHER A QUORUM OF BOARD MEMBERS OR HOMEOWNERS WERE PRESENT, THIS WAS AN INFORMATIONAL MEETING ONLY.

Old Business:

1. Charles related that Alpha Pest Control had not yet finished the evaluation of the rodent issue. Charles is still trying to arrange visits by Nick from Alpha Pest with various homeowners.
2. Leaking roofs - George reported that Western Pacific is still in the process of evaluating the leaks. George reported that replacement shingles may not be an exact color match due to lack of availability. W.P. has said that after a year or two of weathering the color difference will not be noticeable. W.P. will evaluate for mold after the repairs are finished.
3. Gates - the gate on Fran and Jack's unit has been repaired and the latch replaced. Haggerman's gate will need repairing. Kin Living bid to replace/repair gates was found to be too expensive. PDX has been asked to give a bid.

New Business:

1. Rita Eagle - door replacement has been informally okayed. The board will have a formal vote when they next have a quorum.

Committee Reports:

1. Social Committee - Syd reported that new owners and renters with exception of Dave Brady's renter have been visited. A draft of a new introductory letter was presented and will be forwarded to the Board for their review.

2. Declarations Committee - Mary Lou reported that the Declarations have been revised and are at the attorney's being reviewed.

Other business:

Syd asked about standing committees. She reported that in the past a naturescape committee was chartered to manage the central area and that a landscaping committee was chartered to take care of the rest of the grounds. Her question was whether or not these committees and the architectural review committee still existed. These issues will need further review.

A financial report was still not available from Kin Living at this time.

The meeting was adjourned by Larry Drury at 7:10.

The next meeting is on April 20, 2016 at 5:30 pm at the Hillsdale Branch of the Multnomah County Library.