

Gabriel Commons HOA

Board of Directors Meeting Minutes February 17, 2016

- **CALL TO ORDER** – 5:30 PM: Chuck Ensign called the meeting to order.
In attendance: Chuck Ensign, Larry Drury, Gary Skovsted, George Walker, Charles Duncombe, Syd Newell, Nancy Cartwright, Emily Polanchek, John Belknap
- **QUORUM:** Established
- **PAST MEETING MINUTES:** Approved
- **HOMEOWNER'S FORUM:**
 - ✓ Charles noted that there was a report of a GC resident being harassed by dogs from an adjacent property. Charles and/or the resident will follow-up with animal control authorities as appropriate.
- **COMMITTEE REPORTS:**
 - ✓ Social—Syd discussed the group's commitment to improve the timeliness and processes of their new owner visitations and delivery of Owners Handbooks (Charles is working on printing copies to have on hand). The committee is also working with the Board and MSI with the goal of providing new owners key pieces of information upon closing (like an overview of GC rules, an ARC request form and other info that would be helpful as an owner contemplates improvements to their unit). In addition, the committee requested that the Board explore modifications to existing GC rules regarding:
 - Allowing parking along the roadway/fire lane by delivery trucks and contractor vehicles
 - Permitting non-resident family members, house sitters and houseguests use the pool without the owner being present as long as they are 18 years or older or accompanied by an adultThe Board indicated it would review both requests in terms of legalities and insurance implications before considering any changes to existing rules.
 - ✓ Landscaping—Paradise Landscaping folks will be resuming their care of the property (Feb. and thru Nov.). Nancy, as the committee chair, will be supervising these activities as well as those of the arborists. The committee will be charged with developing an overall GC landscaping plan with help from appropriate resources. They will also be working with the social committee to schedule a work party group to tend to a number of routine landscaping chores that would count against homeowners' community service requirements. In addition, Nancy will be looking for other homeowners to join her committee.
 - ✓ Pool—Emily expressed her desire to find someone to partner with in overall pool management in case she is out of the area on occasion. She is also looking for any documentation regarding the history of pool equipment repairs and replacements. If anyone has such information please forward it to Emily. She also noted that the committee will provide input to the Board in terms of pool "big ticket" needs that should be included in the new reserve study work.

- ✓ Emergency Prep—Nancy reported that the group is in the process of compiling a booklet of relevant information on how individual homeowners can prepare for natural disasters such as earthquakes. Resources include FEMA as well as state and county experts and publications. This booklet distribution will be accompanied by a letter from the board. The committee is also exploring options for an emergency prep expert to come to a GC sponsored extended community meeting at an appropriate site.
- ✓ Building and Maintenance—Roofing leaks and mold issues at several homes are being investigated and plans are being developed to address them. Several roofs are still under warranty and George is working with the installer(s) to resolve problems as weather permits.
- ✓ Reserve Study—Gary indicated that Kay is working on obtaining additional proposals to update the current GC reserve study.
- ✓ GC Documents Review Committee—Larry indicated that the group was in the process of engaging an attorney to review the current draft of the Declaration documents.
- **OLD BUSINESS**
 - ✓ Easement request denial letter was sent to the Harpers and no response was forthcoming, nor was one expected, given the property does not have legal rights to any easement.
 - ✓ A new ARC request form is being developed by George and will be vetted with the GC Governing Documents Review Committee. It will reflect current realities with regard to home owners' needs/code requirements.
 - ✓ The Alive Arboriculture soil insect prevention injections for Rhodys and Azaleas were approved.
- **NEW BUSINESS**
 - ✓ Board acknowledged that Mark Gregory's improvements to his unit were within the GC guidelines.
- **FINANCIAL REPORT**
 - ✓ Report will be sent as soon as it is available from MSI.
- **ADJOURNED at approx. 7:15 PM**

PLEASE NOTE:

The next meeting is March 16th and will begin later than normally...at 6:15 PM at the library...due to library schedule conflicts.