

Minutes: Gabriel Commons Board Zoom Meeting June 30, 2021

The Zoom meeting was called to order at 6:00pm 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: Peter Grazier. Minutes from the April Board Meeting were approved and adopted.

Financial Report: Jodie

The CD at Umpqua Bank expired June 29 and the decision was made to move it to our checking account at CIT Bank. We have a grace period of 10 days from the expiration date. Jodie and Joel to contact Umpqua Bank and move the CD. (Update: Joel and Jodie have received cashier's check and will hand deliver it to Superior Management.)

Committee Reports

Maintenance: Joel

- Rick at MR Maintenance completed the spring roof and gutter cleaning, and the pressure washing of decks in June. Some owners and Board members would like this spring maintenance to be done in May rather than June to avoid the inconvenience of clearing decks of plants, furniture, etc. Jodie suggested we sign an 11-month 2021-2022 contract with Rick, from June 1, 2021 - April 30, 2022 so next year's contract can begin May 1, 2022. The Board approved and passed a motion for Joel to work with Rick to finalize an 11-month contract to accommodate spring cleaning in May. This year the work was spread out over two weekends. Joel would like to compress the timeframe to five or six days.
- There is peeling paint at unit 3895.
- There is a leak at the deck/siding juncture with water intrusion into the wall and ceiling at unit 3839.
- We are contracting with Rick's Fencing to replace the fence at unit 3861. The cost is approximately \$4,600 plus an extra cost for the wood to be pre-stained. Joel to contact Lakeside to get cost for pre-stained wood.
- A roof vent at unit 3879 needs to be repaired or replaced. Joel to contact roofing guy Matthew McReynolds.
- A tree limb is hanging over the roof at unit 3875 and needs to be removed. Sharon to contact tree specialist.

Yard/Landscape: Sharon

- Lori Reynolds has resigned from the Landscape Committee. The committee met on July 6 to discuss next steps.
- Syd and Lori have assembled a "watering brigade" of resident volunteers to water various sections of our property as needed. A future option could be to hire residents for part time watering work. Board to contact Ashlyn at Superior regarding any potential HOA liability.
- New plants for the entrance island will be arriving within two weeks.
- Sharon is meeting with Scott Calvin from Abel Irrigation and Lighting on July 12 to further discuss options for moving the electrical power for the irrigation system off the Drury's electric bill. They will also discuss timing for the front lawn watering.

Social Report: Syd

- Syd visited with Lisa Creswell, the new owner at 3851, and gave her a copy of the Owner's Manual.
- The committee decided to make the second Sunday of the month from 2-4pm a permanent work party day.
- The committee also decided that croquet games will be scheduled for the first and third Sundays of the month at 2pm, running through September or later depending on the weather.

Pool Report: Emily

- Since the Oregon Health Authority lifted COVID restrictions on June 30, our pool can reopen to pre-pandemic capacity.
- There was a good turnout for the pre-opening volunteer meeting and work party.
- The new Pool Committee Chair is Peter Grazier. He called for a committee meeting on July 1 to make decisions about volunteer jobs and pool usage. Based on feedback from the community, we will begin a hybrid schedule with blocks of time each day and evening that can be reserved and the remaining time open for everyone to use the pool with no reservations needed. Reservation times can be scheduled in advance on our website. Same day reservations are to be made at the pool gate.

- Pool Expenditures:

- To date: \$652.44 for testing chemicals, liquid chlorine, chlorine tablets, cleaning and basic supplies.
 - Other expenses: \$450 for pool license; approx. \$350/month to heat the pool; pool heater checkup cost TBD.
- A new pool cover is needed. Type and cost TBD.

Decks and Re-Siding: Sharon

- Tim at J2 is working on finalizing bids for the six decks with safety issues. Contractors to receive bids are J.R. Johnson, I and E Construction, and Brae-Mac.
- The timing for sending out bids for the re-siding project will be assessed this fall. New privacy walls will likely be the good neighbor style.

Old Business

- Evan Belknap's new garage is painted with the required color.
- Revised contract with MR Maintenance will be for 11 months: June 1, 2021 – April 30, 2022.

New Business

Board approved the new contract with Rick's Fencing for work at 3861.

Owner Forum

None

Meeting was adjourned at 7:15pm.

The next Board Meeting is planned for August 11, 2021