

Minutes: Gabriel Commons Board Zoom Meeting

November 3, 2021

The Zoom meeting was called to order at 6:05pm 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: Syd Newell and Joanna Ponce. Minutes from the October Board Meeting were approved and adopted.

Note: This was an abbreviated meeting and no committee reports were requested.

Financial Report

Jodie noted that, as of October 31, we are \$1,383 over budget for the year.

HOA Required Maintenance for Unit Sales

- **Unit 3891:** Following the inspection and impending sale of this unit, the HOA is required to repair the posts supporting the carport, fix the exposed wire and leaking pipe in the crawlspace, make repairs to some stairs and the privacy fence. Except for the privacy fence, all repairs are, or will be, completed within the following week.

- **Unit 3857:** HOA was required to repair leaks in the roof and arrange for mold remediation in the attic. Both have been completed.

- **Units 3895/3897:** Extensive and costly repairs were needed and completed to address leaks, possibly resulting from defective plumbing done during renovations several years ago. Sharon is consulting with our State Farm Insurance agent for potential coverage and reimbursement.

Sharon noted that the repairs needed to complete sales of units average between \$3,500 - \$4,000 per unit. Dry rot problems have been discovered throughout most of the units.

Reserve Study, Decks with Safety Concerns

After the Reserve Study was completed in December 2016, the Board directed more monies into the Reserve account for future deck replacement. In July of 2020, structural engineers from J2 were onsite to assess the condition of all our decks. They discovered six decks had significant safety issues and that the two cantilevered elevated decks could not be used by their owners until they were replaced. A 7th ground level deck was also determined to be unsafe.

Earlier this spring, contractors, accompanied by J2, were onsite to see and assess the seven decks as an initial step in the bidding process. This is a major project and bids were sent out to four contractors. The bid from I&E Construction is the most cost competitive and provides the fastest turnaround time for the work to be completed. I&E is one of the contractors we anticipate will bid on the re-siding project, so it also gives us experience with the quality of their work and workforce.

New Business

- **Approval of Deck Bid:** The Board voted to accept, approve and move forward with the bid from I&E Construction. The bid to replace three decks and to repair and shore up four decks ranges from \$92,551 to \$106,345. The high-end figure includes all potential contingencies and allowances.

- **ARC Approval Unit 3855:** The Board approved Laura's Miller's plan to replace carpet and linoleum in her unit with luxury vinyl plank.

Old Business None

Owners Forum

Syd would like the Board to investigate the possibility of installing an electrical outlet at the front entrance to our property. Sharon will send names of electricians to Syd for follow up.

Meeting was adjourned at 6:40pm.

The next Board Meeting is planned for December 8, 2021