

Minutes: Gabriel Commons Board Zoom Meeting November 30, 2021

The Zoom meeting was called to order at 6:04pm by the chair, Joel Glick. Other Board members present were Dianne Day, Sharon VanSickle-Robbins and Jodie Trombly. A quorum was established. Owners present were Mary Lou Haas and Peter Grazier. Minutes from the November 3rd Board Meeting were approved and adopted.

Financial Report

November financials not yet received on 11/30/21.

Committee Reports

Maintenance: Joel

- **Unit 3859:** Mr. Rooter was contacted to clear out a clogged sewer line extending from the unit to the drain in the middle of the road in front of the unit. Ace Handyman Services removed and replaced the existing 4x4 that had rotted towards the back of the carport. New material still needs to be painted.
- **Unit 3891:** Mr. Maintenance completed the replacement of the damaged staircase on the side of the unit.
- **Other:** Mr. Maintenance tested all the sump pumps in the north facing units. He also cleaned and moss treated all roofs, and cleaned out all gutters.

Pool: Peter

Peter, Jodie and Joanna are maintaining/cleaning the pool while it's closed for the winter.

Social

- **Halloween Undecorating Party:** On November 2, Peter, Mary Lou, and Syd removed decorations from the front entrance.
- **Visitations:** Joanna visited new owner Karen Dischner in Unit 3857. She gave her a copy of our Homeowner's Manual and reviewed it with her. Syd plans to visit new owners Tracy and Daniel Ertel at Unit 3891.
- **Other events:** 1) There was a Holiday Decorating party at the front entrance on December 4.
2) The Holiday Undecorating party is scheduled for Saturday, January 8 at 4pm.
3) The Winter Party is planned for Saturday, January 15 at 4pm in Syd's garage.

Landscaping: Sharon

- The yard crew is primarily focusing on leaf removal.
- The landscaping plan was updated.
- We will measure and order mulch and compost for the bare spots in the complex.
- Wind Thin Tree Service will remove dead and dying trees in mid-December pending permit approval.
- The yard crew has been instructed to stop pruning bushes so they can grow naturally, rather than square or round.

Old Business None

New Business

- The 2022 budget was approved and adopted. The HOA fee starting in January is \$595/month.
- The new Waste Management contract was approved. Trash will be picked up weekly. Recycling and compost will be picked up bi-weekly.
- The ARC for updates and repairs to bathroom at unit 3897 was approved.

Owners Forum None

**The next meeting is the HOA ANNUAL OWNERS MEETING to be held via Zoom on
Wednesday, January 26, 6:00pm.**