

Minutes: Gabriel Commons Board Zoom Meeting

April 13, 2022

The Zoom meeting was called to order by the president, Sharon VanSickle-Robbins at 6:00pm. Other Board members present were Andre Girard, Pat Smith and Maryann Lewis, and a quorum was established. Owners present were Syd Newell, Joel Glick, and Emily Polanshek. Minutes from the November 30, 2021 Board Meeting and from the January 26, 2022 Board Meeting were approved.

March Financial Report: Pat Smith

- We are within our Operations Budget for the year.
- Due to several costly maintenance projects including deck and roof replacement and repair we are significantly over budget in our Reserve Fund for the year.

Committee Reports

Maintenance: Sharon, Andre

- Rick from MR Maintenance is building a new home and, due to his workload, is no longer able to service Gabriel Commons. Ashlyn at Superior Management recommended the company HOA Services.
- We hired Matthew McReynolds to repair the roof at 3847/3849. Since there is still a water leak we may need to replace the roof.
- We paid the final billing on mitigation services for the drainpipe leak in shared wall at 3895/3897.
- Decks. Deck replacement at 3839/3841 is nearly complete. Installation of the sliding glass doors, the privacy wall, painting of siding, as well as painting of the siding at 3859 are scheduled from May 10 – May 16. Our contractor, I & E, will provide an estimate for work needed on the deck at 3865. HOA Services will also provide a quote.

Landscape: Syd, Sharon, Mary Lou, Dianne

- The committee is getting proposals for a professional landscaping plan for our property.
- The committee has updated its Charter.
- Since ten trees were removed in December, the city requires us to replace them. Sharon and Mary Lou chose ten trees for \$460 via Friends of Trees, who will check for utility lines and plant the trees. Trees to be planted include 3 River Birch, 2 Western Red Cedar, 3 Autumn Gold Gingko, 1 Catalpa and 1 Persian Ironwood. The planting was scheduled for Saturday, 4/16.
- Several trees and branches came down during recent wind and snow storms. Wind Thin removed them and cleaned up. However, the cherry tree leaning across the drive on the northeast corner of property will need to either be removed or pruned. Wind Thin will be onsite this week for more tree removal, pruning, and additional cleanup, which will require a permit and bucket truck.
- Other: Two azaleas have been added to the entry island.

Social: Syd

- The committee continues to organize croquet games, with the next game scheduled for April 24.
- Additional recipes are being added to the Gabriel Commons Cookbook.
- The committee will be updating the Emergency Contact List.

Pool: Syd, Joanna, Charles

- Charles did most of the chemical testing last year and will continue again this summer.
- Dan Ertel will join the committee. There is a need for still more volunteers.
- If the community agrees we will continue the procedure from last year when some pool hours were reserved and other hours were open swim.

Re-Siding Task Force: Sharon, Joel, Syd, Joanna

The Task Force proposes to expand the scope of the project to include investigating financing options, and interviewing and rating lenders over the next 3-4 months.

Old Business

None

New Business

- The Board has reviewed the maintenance proposal from HOA Services and has selected Option 2 which includes Roof/Gutter Cleaning with Moss Treatment in Spring and Fall, Pressure Washing and Deck Cleaning yearly, and Dryer Vent Cleaning yearly. The Board may consider adding exterior window washing services in the future. We will get at least one more quote for window washing. Sharon to contact Chuck regarding the need for sump pump checking and cleaning.
- The Board approved the proposal from HOA Services.
- The Board approved the new Landscape Committee Charter.
- The Board approved the expanded scope for the Re-siding Task Force.
- The Board approved Joel and Emily's ARC for installation of an EV charger for their new EV.

The next Board Meeting is scheduled for May 11, at 6:00pm