

Minutes: Gabriel Commons Zoom Board Meeting November 9, 2022

The Zoom meeting was called to order by the president, Sharon VanSickle-Robbins at 6:10pm. Other Board members present were Dianne Day, Andre Girard, Maryann Lewis, and Pat Smith. Owners present were David Brady, Connie Cox, Mary Lou Haas, Laura Miller, and Joanna Ponce.

Approval of Minutes

The minutes from the October 12, 2022 Board Meeting were approved.

October Financials

Our treasurer Pat Smith noted we are over budget. There were no questions from other Board members or owners relating to the October figures.

2023 Operating Budget

- Sharon recapped the process of receiving a proposed budget from Superior Management that indicated an increase in the HOA monthly fee to \$683, and the Board's efforts to find savings in various line items to reduce that proposed fee. By changing the trash pickup from weekly to bi-weekly we can save approximately \$7,000/year. Some owners have expressed a desire for larger trash bins if we move to bi-weekly pickup. Instead of all units having the current 35-gallon bins for trash, approximately 2/3 of the units would keep the 35-gallon bins and units requiring larger trash space would have access to 96-gallon bins. The bi-weekly trash schedule will begin in January 2023.
- The Board also reduced the proposed Reserve Allocation from \$105,000 to \$95,000.
- David Brady suggested having a discussion about potential savings in the Water and Sewer costs, which is a significant portion of our yearly budget. It was agreed to discuss water conservation efforts at our annual meeting in January.
- By implementing these reductions and considering the rate of inflation this year the Board approved and adopted a final budget that brings the HOA fee to \$645/month/unit beginning in January 2023. Owners received this budget in an email on November 5. A hard copy of the budget was also sent to all owners from Superior Management.

Owners Forum

Both Mary Lou Haas and David Brady thanked the Board for their efforts to achieve a workable and reasonable budget for next year.

The next Board Meeting is scheduled for December 14, at 6:00pm