

Minutes: Gabriel Commons Zoom Board Meeting

December 13, 2023

The Zoom meeting was called to order by the president, Sharon VanSickle-Robbins shortly after 6pm. Other Board members present were Darby Bricker, and Andre Girard. Owners present were Joanna Ponce, Syd Newell, Rita Eagle, Joni Miller, Dianne Day, Laura Miller, Kay and Elizabeth Brooke-Wilbanks, Dan Ertel, Charles Duncombe, Cindy Brown, Mary Lou Haas, Rochelle Balzer, Judith Blount, Evan Belknap, Connie Cox, Joel Glick, Jonny Loch, and Rita Smith.

November Financials

Treasurer Pat Smith was unable to attend; Sharon offered an overview of the November financials. There were no outstanding issues, with some overages for trash and maintenance. In response to a question from Mary Lou Haas, Sharon explained there were a few areas that were under budget, but none significantly.

Adoption of the 2024 Operating Budget

The proposed 2024 operating budget which included an updated HOA fee calculation was presented and covered in a summary. The 2024 budget calls for a monthly HOA fee of \$751 per unit. The draft was approved by the board.

Schwindt reserve study update and J2 modeling for phased “trriage approach” to siding replacement

Owners discussed the Schwindt reserve study update and inclusion of J2 modeling for phased siding replacement or “trriage approach” to remediation. Charles Duncombe shared concerns about being blind-sided by the overall cost of the siding replacement and how much it increased from earlier cost estimates. He asked if Schwindt did not estimate or consider these costs, are there other areas that may have also been missed. Darby Bricker suggested working with a different firm, other than J2, to study our building envelope review options. Kay endorsed this suggestion. Darby indicated she would share the contact information of someone that may be able to do that investigation. The board will investigate our options and costs. In response to attendee interest, it was agreed to have J2 pause work until January for the new board to consider.

Proposed bylaws amendments regarding special assessments

Based on discussions from the November 7th residing project meeting two bylaw amendments were proposed. The first proposed bylaw amendment would raise the threshold required to approve a special assessment from the current limit of \$10,000 to a new limit of \$50,000. The amendment specifies that the limit would increase by \$2,500/year to account for inflation. Kay and Elizabeth Brooke-Wilbanks proposed having the yearly increase based on an inflation percentage measure. Potentially tying the yearly increase to an inflation number spurred an owners’ discussion. There were some concerns about the added complexity of using a percentage rather than a flat increase and acknowledgement that \$2,500 yearly increase could be adjusted by future amendments if necessary. The proposal for a yearly increase based on an inflation rate percentage did not pass. The second amendment is related to clarifying the types of special assessments that the Board of Directors may levy.

Please note that this is only a high-level summary of the proposed changes. It is vital for owners to carefully review and consider the amendments before voting. Ballots to facilitate voting in lieu of an in-person meeting will be delivered to owners. The deadline for voting is Tuesday, January 30 2024 unless there is further notice of a change.

Discussion of proposed bylaws amendment regarding short-term rentals

Syd Newell introduced a proposal to remove the restriction for rentals of units for periods of less than 30 days and noted the change may help owners fund a potential upcoming special assessment. The proposal spurred a discussion with input from several owners sharing concerns about oversight of short term renters and the potential to change the community. It was noted that any bylaw amendments would need to be referred by the board for owner approval under the process and timeline specified in our bylaws. The proposal was not approved and was tabled for discussion by the future board.

Committee Reports

Committee reports from social, landscape, and pool committees were presented.

- Social Committee updates:

- The Gabriel Commons Halloween party was a success. The party was held October 28th and 22 people attended.
- The Holiday Progressive Dinner was scheduled for Dec. 2. It was subsequently rescheduled for January 12th (and delayed further due to weather - currently scheduled for February 24th). Currently, the host homes are Syd's for appetizers and cocktails, Mary Lou's for soup, Emily's for main courses, Ally's for dessert, and then back to Syds for after-dinner drinks. The progressive dinner is a Gabriel Commons tradition and a great way to get to know your neighbors better. Residents are encouraged to attend.
- A Halloween decorating party was held at the front entrance on October 7th.
- A Garage Giveaway Party was organized by resident Becca and held September 10th.
- Landscaping committee update:
 - Rules for Owner Maintenance of Garden Plots have been posted on the association's website as "Garden Plot Guidelines" under "Information for Residents".
 - In December, WindThin will be coming to remove and maintain trees. Sharon will be directing WindThin to avoid the area behind the West side units. We will leave the habitat pole in back at this time.
 - There is a need to buy two pine trees to replace the ones that will be taken out along the west side of the entrance drive. A Vanderwolf pine and a Pyramid Limber pine were recommended. Sharon spoke with our neighbor, Tracey Harper and they agreed that Tracey will share the cost of limbing two fir trees along our shared property line.
 - Plans to provide electricity at the front entrance and to replace several junipers where needed are progressing.
- Pool committee
 - Emily has headed the pool committee for the past several years and plans to step down in the coming year. She is seeking volunteers to take over management of the pool and has offered to work with a potential volunteer through the next pool season.
 - There was a brief owners discussion about some options and the potential costs for hiring a professional service to manage our pool. The general consensus was that hiring a service would still require some daily support actions by resident volunteers and, therefore, is likely not in our best interest.

Maintenance Updates

Sharon provided an update on maintenance completed in the past month and currently in progress. Updates of note include:

- Roof and gutter cleaning is delayed due to lack of roof anchors on most units. There is only one building with anchors now. Sharon will be speaking with the company doing current roof work to see if that crew can install anchors without additional costs while doing the work.

Call for new board volunteers

- The need for three new members (Pat and Andre are staying on in current roles) to fill out the incoming HOA board was discussed.
- Joanna Ponce stepped up to volunteer for one opening. Two additional members, including a president, are still needed.
- Further discussion confirmed that board members need to be owners, but do not need to be a resident. Board members are expected to serve a two year term.

The next Board Meeting is the annual meeting and it has been scheduled for Tuesday, 1/30/24 at 6pm