

Gabriel Commons Board of Directors

Meeting Agenda

2/9/2024

In attendance: Joanna Ponce Dan Erkel, Pat Smith

Absent: Jonny Loch

1. Check in

Roles – discussion

How are we feeling about the Board's work, etc.? Joanna is feeling good. Dan is happy to take up slack when others can't. Pat monitors financial trends. Lots of issues flying around.

2. Balance Sheet 1/31/2024

Nothing alarming – all on track

Savings anticipated from the new WM contract

3. Wind Thin update

Paid (lines 6361 & 6362) – paid

Corrina John fence – neighbor damaged from tree fall – they are responsible for cost not HOA

4. Waste management update

Residential Service Agreements – commercial contract in the interim will be \$1,700 but it looks like we can change to a residential contract which should bring our cost down further. 60 gallon containers through residential – reduced to \$1,480 / month. Everyone needs to vote to do this. Would reduce monthly HOA fee by about \$62/month. Our goal is to put it in control of the homeowner.

Joanna will sign the contract and get it back to WM.

Probably 3-6 month transition process

5. Maintenance

- Website maintenance repair form not working
- Laura Miller #3855: water stains on ceiling
- Possibly Karen Dischner #3857 - skylight
HOA vs Owner responsibilities

Laura and Karen share a building. Laura is seeing more water stains appear on her ceiling as is Karen. Karen's issues seem to be around the sky light which is the owner responsibility. Next steps – ask Laura for more details. Joanna will get someone to come out and look at it to determine cause and

cost. Then we can determine if the HOA needs to pay for it or if the costs should be shared.

Actions:

- Follow up to Laura & Karem re. owner's responsibility
 - Contact Bryon Henderson at Aylwin inspect & bid (HOA current roofing contractor)
 - Contact J C Nelson re. our website – Joanna will contact – currently when you submit a maintenance request it is bouncing back.
6. Insurance Trend email from Superior –
 - a. statement that puts us on notice regarding issues from our insurance
 - b. keep claims off of the HOA policy? Consider not making claims but rather pay for damage out of HOA funds
 7. Siding Project – tabled for now because of Jonny's absence – we are interested in setting up a meeting with the contractor that has put forth a bid to walk through the property and allow homeowners to join the meeting.
 - a. Cindy Brown has another contractor interested in bidding on the project.
 - b. Let's choose an aggressive deadline for presenting siding project to the community.
 8. Sub-metering – tabled for now because of Jonny's absence – comes down to what is common elements – what do we do with the exterior faucets? What effect does this have? We do think this is a good idea but we have more questions. Be prepared to approve this next week.
 9. Other business – lengthy tree discussion – consider watering less
 - a. Joanna will be the primary person to communicate with Superior Management Co and will limit their communication with the community.
 - b. Joanna will request that different personnel be assign to our contract.
 10. Our next meeting: Friday, 2/16/24 – will invite past board to the beginning of the meeting to have transition talks.

Adjourned: 2:02 pm