Gabriel Commons Board of Directors

Meeting Agenda

2/16/2024

In attendance: Joanna Wilde Dan Erkel, Pat Smith

Absent: Jonny Loch

Community Members: Sharon VanSickle-Robbins and Joel Glick

1. Past Board - transition conversation (20 minutes)
    a. Andre (past secretary) will work with Elizabeth to transfer ownership of Google drive. Andre has been the one updating our website.
    b. Elizabeth will reach out to our website administrator for updates.
    c. Still have not received a bill from him since last fall.
    d. Sharon provided us with an overview document she created that captures operational history for the board.
    e. Board portal is a resource for all of us. Superior posts all of the financials and invoices. It is a good place to start. The portal is controlled by Superior Property Management. We could ask to have specific documents uploaded and stored there under Board information section.
    f. Sharon provided an overview of ongoing conversations with HOA vendors. See attached doc for details.

2. Water metering pilot – discussion as to the benefits? Goal is to be able to pull this out of the monthly HOA fee. This would incentivize people to conserve water within their unit.
    a. $300 for equipment
    b. $300 - $400 for the installation
    c. Discussion around ratio billing – why not consider this?
    d. Joanna will share information she has researched.
    e. The board voted to approve this pilot project.
    f. Pat suggested we test on Andre's unit and the one next door. Pat will connect with him.

3. Waste Management Update (if needed) – approved and moving on this.

4. Siding project - next steps
    a. Jonny will request a day to be on site and walk through the proposal and allow for questions.

b. Next meeting – we will spend ½ the meeting creating a process for bringing this to the community.

5. Maintenance items - Unit #3855 - Laura Miller
   a. Joanna will follow up on this.

6. Superior Management representative – Joanna will send an email requesting a new account representatives.