

## **Gabriel Commons Association Regular Board Meeting**

**April 10, 2025**

**7 pm**

The meeting was called to order on time with board members Joanna Ponce, Dan Ertel, Laura Miller, Allyson Millner, and Bryan Denson present by Zoom.

Minutes of the previous meeting were approved.

Sharon, reporting for the Landscape Committee, updated board members about problematic trees throughout the commons, notably maples and pines, although one of the cherry trees on the property has a hanging branch that Dan aptly described as a potential widow-maker.

Dan reported on the budget, noting that maintenance issues in the commons have become expensive, including roof and deck treatment expected to cost approximately \$9,000.

He further noted other maintenance issues, including those involving downspouts, crawl spaces, roof-anchor installation, and replacement of stairs. In short, building maintenance issues are high and roughly one-third of the \$45,000 annual budget has been spent.

Dan also noted that while water costs are high—about \$7,500 a month—he expects those costs to settle down. He explained that water costs, which normally run at approximately \$4,500, are running \$7,500 a month, have been brutal on the association.)

A privacy wall in the commons has deteriorated and would cost about \$9,150, Dan reported, and he suggested that the board discuss this with AMS (Association Management Services NW).

Sharon pointed out that half of the commons' annual management budget has already been spent through the month of February, much of which resulted from the fencing of the condo duplex (3895-3897) destroyed by fire in January. She said GCA's insurance should take care of the landscape damage associated with the fires at 3895 and 3897 and that the association would contact AMS about fire-related landscape needs.

Additionally, Sharon noted that removal of a cherry tree, destroyed by a truck when the temporary road on the southern side of 3897 was put in, will cost about \$2,500 to remove, and that GCA would need to contact AMS-NW about insurance coverage. If AMS won't do that work, she said, the GCA should ask AMS if there's another, more economical resource for that kind of work.

Dan suggested that the GCA contact AMS about finding ways to cut maintenance costs for such things as power washing, gutter and downspout cleaning.

Joel Glick offered a potential cost saving to the commons, pointing out that the board used to authorize the washing of decks once a year, and that during the winter they just got swept (rather than using high-pressure hoses). That washing occurred, he believed, during the late spring or summer.

Syd Newell pointed out that the yard crew blows off the decks every other week for those that are ground level and adjacent to the lawn.

Joanna asked Bryan if he had any news to report on Portland Fire & Rescue's findings related to the fire that swept through 3897 and 3895, and he noted that he had not seen the report and—to the best of his knowledge—had not been issued.

Sharon said she had talked to Kevin Nelson at Charter, which has been working with the city to get a demolition permit for the burned units. She noted that the irrigation controller needs to be powered up in the next month to run the irrigation on. That power runs off of 3897 (Bryan's unit), so Mr. Nelson will chat with the electrician at Charter about finding an economical alternative to the irrigation operation.

Bryan sought clarity on use of electricity from his condo and Sharon explained that there is a plug that the association to his panel in the garage, but that electrical meters at both 3895 and 3897 were removed by PGE. Currently, there's no power going to either unit.

Joanna noted that she had taken questions from GCA residents asking about what sort of impact the fires at 3895 and 3897—and potential financial hardships seemingly in the offing of the Trump administration—would have on the siding project at Gabriel Commons.

“We don't know anything about how those will impact anything at this point in time, and they may not,” she said. “We're just going to go forward with the numbers that we've agreed to last year, and see if and how that plays out.” She noted that the bank loan amount for the siding, at present, is \$2.1 million for the owners.

Laura said that comes to roughly \$59,000 to \$60,000 per unit.

Meeting adjourned.