

Gabriel Commons Board of Directors

Meeting Agenda

9/20/2024

6:00 pm Zoom meeting

In attendance: Joanna Ponce, Jonny Loch, Dan Erkel, Elizabeth Brooke-Willbanks, Pat Smith

Homeowners present: Charles Duncombe, Judy Blount, Mary Lou Haas, Laura Miller, Emily Polschenk, Joel Glick, Andre Girard, Jared Smith, Rochelle Balzer, Jodi Tembly, Dianne Day

Meeting called to order at 6:05 pm by Joanna.

We were not able to record this zoom meeting. We have been using a zoom account from Jonny's workplace which is very generous of him but not sustainable for the long term. IF the association wants to continue holding online meetings we should purchase our own zoom account. That would cost \$160/annually.

1. AMS-NW Management update -
 - a. We have a full management company that is there for everyone. If homeowners have an issue they can reach out directly to AMS. If it is a commons issue, AMS will bring the issue to the board for approval. If it is just for your unit, they can help you find a vendor. Contact them for payment questions, approved committee reimbursements, maintenance issues.
 - b. We encourage all homeowners to become familiar with the management portal. The portal contains the budget, links to maintenance requests, links for reimbursement, minutes, and other documents.**
2. Waste Management update -
 - a. we still have 3 residents that have not signed up for residential trash. 3833 is vacant and has been removed from our account. 3861 and 3897 have not.
 - b. Joanna is continuing to try to speak with these two residents but she has not been successful yet. AMS did send them certified letters instructing them that they need to set up their own residential account.
 - c. AMS can adjust the monthly HOA fee for these two units to cover the cost of their trash pickup. We will request AMS make this adjustment before the end of this calendar year.

3. Financials/Budget -

- a. AMS just sent out the monthly budget report via email to all homeowners. We encourage all homeowners to review the budget.
- b. Some line items are over, some under but it balances out. We are over in management fees, under drastically in the garbage line item.

4. Siding Project update

- a. Dan and Jonny have been talking with LE to work through the questions and concerns that have been brought up. On Oct 3 there will be meeting on site with LE. Jonny, Dan and Joanna will be meeting with them.
- b. The proposed siding will be the same style and textures as the existing design.
- c. Interest rates wer cut yesterday and we anticipate potentially two additional interest rate cuts before the end of the year.
- d. There are drawings and schematics of the proposed work. We will share out with homeowners.
- e. What will we be doing if they find major repairs that have to happen? We anticipate several decks will have to be replaced.
- f. Timeline - will we be taking a vote soon? We anticipate that we will be able to get a vote done this fall.
- g. Will there be a meeting between LE and homeowners? We anticipate yes. After we meet with them on Oct 3 we will have a better idea.

5. Nov 22 - Budget meeting to plan for 2025. The board will get information together and get it out 10 days before.

6. Q & A

- a. Joanna will send out the link for maintenance request through the AMS portal.
- b. Dianna recommended only having 2 choices for the siding. Based on past experience, having 3 is too many.

- c. There is a short trail on the southeast side of the property. Is someone from our complex doing this? Or someone else? Charles has been telling people not to use this trail. We did have a homeowner fall down this trail. This trail should be addressed by the landscaping committee. The landscape committee has been talking about the trails around us.
- d. The community is glad to see Joel Glick is healing well.

Adjourned at 6:52 pm