

Gabriel Commons HOA Meeting - Vote on Supplemental Resolution

June 16, 2026

Meeting Minutes

Board Members present: David Brady, Scott Shurtleff, Laura Miller

Other owners present: Syd Newell, Sharon Robbins, Mary Lou Hass, Andre Girard, Maryann Lewis, Kay and Elizabeth Brooke-Willbanks, Joni Miller

Minutes taken by Laura Miller

Agenda:

Call to Order (David).....	1
Overview of Matter: Supplemental Building Maintenance Resolution (Scott).....	1
Proof of Meeting Notice (Laura).....	1
Establishment of Quorum (David).....	1
Motion to Approve (Scott).....	2
Discussion.....	2
Vote of Proposed Resolution.....	2
Vote Tally (Scott / Laura).....	2
Announcement of Results (David).....	2
Adjourn (David).....	2

Call to Order (David)

David called the meeting to order at 7:35 p.m.

Overview of Matter: Supplemental Building Maintenance Resolution (Scott)

The Board has identified Common Element maintenance items (roofing, decks, drainage work, and paving work) that need to be addressed. The Association will fund this work by drawing on capacity available in the existing loan with Northwest Bank that we took for the siding project. Repayment of the additional loan amount comes from a reallocation of the existing reserve replenishment line in the operating budget.

Proof of Meeting Notice (Laura)

- Scott Shurtleff sent an email notification “NOTICE: Owners Meeting and Vote - June 16, 2026 7:30pm” on June 4, 2026, thereby meeting the notice requirement in our bylaws.

Establishment of Quorum (David)

- We had 30 owners either submit ballots and/or submit a vote during the meeting, meeting the quorum requirement in our bylaws.

Motion to Approve (Scott)

- Scott motioned to approve the proposed Supplemental Resolution of the Board of Directors for Building Maintenance. Seconded by David.

Discussion

- No one raised any questions.

Vote of Proposed Resolution

- We received 29 ballots and had one owner vote during the meeting.

Vote Tally (Scott / Laura)

- 29 votes for “Yes”
- 1 vote for “No”

Announcement of Results (David)

- The measure has passed.

Adjourn (David)

Meeting adjourned at 7:42 p.m.