

GABRIEL COMMONS HOA
25 OCTOBER 2017
BOARD MINUTES
LOCATION #3895

Present: Board members- Chuck Ensign, Larry Drury, Joel Glick, George Walker
Treasurer- Kay Brooke-Willbanks
Owners- Dianne Day, Mary Lou Haas, Nancy Cartwright, Pat and Lorali Reynolds,
Emily Glick

Financial Report: Quicken Books account is now set up for owners to pay their dues. We are still in transition with KinLiving therefore a final accounting will not be ready until next month. Kay will be available to help the Board prepare the budget for 2018.

Committee Reports: Pool-still working on guideline use of the pool by nonresidents.
Governing Documents-the Declaration is still not recorded with the state -
Bylaws Revision is close to being complete
Landscape-Windthin Arborists will be here to evaluate the condition of
our trees
-the decision has been made to keep the landscape crew
year round this year
-Nancy and Chuck will begin to develop a budget for 2018
Maintenance-the city has informed us that we must install a "backflow
valve" on our water main. Our maintenance company is
obtaining bids.
-decks are under replacement on units #3873 and #3875
-entry steps have been replaced at #3849
-the chimney box at #3873 has been replaced, but still
waiting for the cap to be installed
-the roofs at #3863 and 3865 will be replaced in the next
week

Old Business: The Board is continuing to gather information for a siding replacement for the complex. They will be evaluating bids from siding companies and financing over the next month. After this work is complete there will be a series of meetings for the owners to be informed. The Board recommends that the owners review the document that CERTA has prepared after evaluating our property. This is posted on line at our web site as well as hard copies being available.

New Business: The ARC for #3857 was discussed and a request of placement of a fence around the deck was denied.