

GABRIEL COMMONS
BOARD MEETING
MAY17, 2018 6:00pm
MULTNOMAH ART CENTER

The meeting was called to order at 6:00 pm by the Chair, Mary Lou Calvin-Haas. Other Board members present were Larry Drury, David Brady, and Joel Glick. Owners present were: Bruce Brenn, Charles Duncombe, Evan Belknap, Laura Miller, Syd Newell, Sue Sandvig, Dianne Day, Nancy Cartwright, Kay and Elizabeth Brooke-Willbanks, Mary and Ed Hagerman, Pat and Lorelli Reynolds, and Jodi Trombly. A quorum was established as sufficient board members were present. The minutes of the January and April 2018 meetings of the Board were approved.

David Brady was elected to the office of Treasurer of Gabriel Commons.

Committee Reports

Maintenance-the backflow valve required by the city has been installed and all work is complete.

Landscape-Nancy Cartwright reported that the sprinkler system will be repaired next week. She has purchased plants to replace the dying ones removed by the landscape crew. The Landscape Committee will be reformed under the direction of David Brady.

Pool-The pool will be prepared for opening on Memorial Day Weekend. The dates for the work parties will be announced. The pool coping will be repaired at the cost of \$1,500.

Social-Syd Newell announced that Jodi Trombly had joined the committee. The new owners and renters handbook has been put on hold until the Declaration and Bylaws work is finished. The pool work party is May 26. Pool social dates are June 8, July 14, August 19 and September 8.

AR-Requests were approved for Joni Miller and the Glicks.

New Business:

-The siding issue from the CERTA report was discussed. The Board shared their thinking after an informal poll of owners indicated the lack of the owner support needed to pass a special assessment. The Board approved a motion to obtain a second siding evaluation from another company with expertise in this area. The findings will be presented to the owners for their consideration.

-The Board passed a motion to contract with Superior Management to be the new management company for Gabriel Commons.

-The Board passed a motion to hire a surveyor to produce a new plat map of Gabriel Commons. This plat map is required by the Oregon Real Estate Commission before approving our new Declaration and Bylaws.

-The Board passed a motion to spend the requested money for pool repair. This will come from the Reserve Fund.

-The Board approved a motion to place the Community and Insurance Funds as well as \$50,000 of the Reserve Fund in CDs at Umpqua Bank.

-The Board wishes to continue the maintenance contract with MRMaintenance. The contract will be reviewed with our new Management company.

The meeting was adjourned at 7:30pm.