

GABRIEL COMMONS CONDO
BOARD MEETING
JULY 25, 2018
HILLSDALE LIBRARY

The meeting was called to order by Mary Lou Calvin-Haas, President, and a quorum was established.

Board members present: David Brady, Joel Glick, Larry Drury

Owners present: Peter Grazier and Nance Cheifetz, Laura Miller, Nancy Cartwright, Joni Miller, Syd Newell, Emily Glick, Dianne Day, Charles Duncombe, Loreli Reynolds

The Minutes of the May 17, 2018 Board Meeting were approved

Ashlyn Dietz, Community Manager for Superior Property Management was introduced to the owners and spoke briefly about her company and the services they offer.

Committee Reports:

Maintenance-No new projects to report.

Landscaping-A charter was developed for the committee to be responsible for the central area of the commons. A Landscape Designer will be used to develop a plan for the area. Two tree services will give bids and evaluate the trees in the central area. The personal area around each condo can be developed to the owners' preference. However, any major change must be approved by the Board.

Pool-The pool company has finished the repairs and the pool is open again. There will be further repairs this fall when the pool is closed at the end of summer.

Social-Dianne Day has left the committee and Jodi Trombly has joined. Evan Belknap has had his welcome visit.

Old Business: The Board has asked J2 for a second opinion of our siding. We are requesting a status of the siding as well as a timeline if repairs are needed. We have not received their bid yet.

The Board has closed our PO Box and our accounts at Umpqua Bank. We have CDs on deposit at the bank that will stay there until they mature. Funds will now be handled through the bank Superior Property Management uses.

Revision of the Declaration and ByLaws is still ongoing. If the County Surveyor and the Real Estate Board will accept the documents that the surveyor we hired is working on, the 4th Revised Version of the Declaration will be submitted to the Real Estate Commissioner again for final approval. Because the plat map that the surveyor is working on will require major revisions, this process will take a lot of time.

We are awaiting a bid for a seismic upgrade to the condos by NW Seismic. At some point the company will need access into condos.

New Business: the Board approved a revision of the contract with Mr. Maintenance. This will save us approximately \$800 a month.

The Board approved the removal of the Community Fee for owners. This was done on the advice of our management company since this is an insurance liability to have this. The Board retroactively approved the 2017 Reserve Study performed by Schwindt and Company.

The Board approved, retroactively, a decision to waive the CPA review of the association's finances for 2017. The Board will hold a special election of the owners as required by law.

Owners Forum: The question was raised if we are informing buyers that there could be a Special Assessment. Ashlyn Deitz recommended answering "yes" on the Real Estate Agents' questionnaire for buyers even if no special assessment is planned. Illegal Parking remains a problem. The Board will study ways to correct this practice.