

GABRIEL COMMONS CONDO ASSOC.
NOVEMBER 28, 2018
ANNUAL MEETING

The meeting was held at the Hillsdale Multnomah County Library and was called to order at 6:00 pm by the Chair, Mary Lou Haas. Other Board members present included David Brady, Larry Drury, and Joel Glick.

Owners signed in to vote were: Kay Brooke-Willbanks, Peter Grazier, Cindy Brown, Nancy Cartwright, Laura Miller, Jill Looijenga, Dianne Day, Syd Newell, Joni Miller, Connie Cox, Evan Belknap, Rita Smith, Jodi Trombly, Bruce Brenn, and Sharon Robbins.

Absentee/Proxy Ballots: Chuck Ensign, Jonathan Loch, Maryann Lewis, Stephen Balzer, George Walker, Rita Eagle, Charles Duncombe, and Jeff Lacks.

Cindy Brown and Rita Smith were appointed to count ballots.

The Chair, Mary Lou Haas, delivered proof of notice of the meeting.

The Minutes of the 2017 Annual Meeting were read by Larry Drury and approved.

The Board reminded owners that the committee reports were distributed prior to the meeting. The Chair reported on the recent work for disaster preparedness and gave an update on the seismic-upgrade bid and the work by J2 to evaluate siding. Future meetings are planned in early 2019 with owners when all reports and bids are available.

The Financial Report for 2018 and the proposed budget for 2019 was given by Ashlyn Dietz of Superior Community Management. The contracts with Waste Management and MrMaintenance have been rewritten to reduce their fees. Line items for the Maintenance Budget were presented. The Reserve Fund Budget will not be in final form until the books are closed at the end of 2018.

The Budget, operations and reserve, was voted on and passed. Monthly dues are \$542.00 for 2019. This represents \$175 per month into our reserve account and \$367 per month for operations.

The waiver of a CPA review for 2018 was voted on and passed. There is a review planned for 2019.

Maryann Lewis and Dianne Day were nominated to fill the vacated Board positions. They were elected unanimously. There were no nominations from the floor.

The 2019 Board members are: Mary Lou Haas, David Brady, Joel Glick, Maryann Lewis, and Dianne Day. Larry Drury's term is finished and he is leaving the Board.

The Board thanked the volunteers and Committee members for the time and work that they gave to Gabriel Commons Condominium Association in 2018.

The Meeting was adjourned at 7:10pm.