

Gabriel Commons Board of Directors/Owners Meeting Minutes January 23, 2019

The meeting was called to order at 6:00pm by the Chair, Mary Lou Haas. Board members Joel Glick, David Brady, Dianne Day and Maryann Lewis were present and a Quorum was established. Owners present were Kay Brooke-Willbanks, Lori Reynolds, Chuck Ensign, Joni Miller, and Sharon Van Sickle-Robbins. The meeting was held at the Hillsdale Library. The minutes of the October meeting were approved.

Review of Financial Reports

Budget Comparison Report

- The homeowners present had a number of questions regarding report format and individual line items. The Board answered them to the satisfaction of the owners or pledged to get the answers from the financial staff who prepared the report at Superior Property Management.
- Landscape Maintenance crew to be contacted to provide services in February. NOTE: Board subsequently agreed to wait until March.
- Property Maintenance was considerably over budget for the year due to unexpected repairs needed for sold units. MR Maintenance contract was renegotiated down from \$1800/month to \$1,000/month, which helped to reduce a portion of the budget overage. Owners have requested that we begin to keep records of the cost of all repairs by unit. Joel has agreed to ask Larry Drury for past statements and track costs going forward. Owners also requested that Superior Management provide us more detailed accounting notes on the variances in the budget. Mary Lou will follow up with them and bring the variance notes to the next meeting in March.

Balance Sheet Period Through 12/31/2018 Report

There was much discussion around the term "Retained Earnings." Board needs a clearer explanation from Superior regarding origin of the money in order to explain to owners.

Reserve Budget 2019

This doc provides list of 2018 expenses, projected 2019 expenses, and assets at end of 2018.

Committee Reports

Maintenance

- David reported that MR Maintenance has been contacted to repair gate and reinforce fence for Shaydon Bathon's Unit 3863.
- There is a request to repair woodpecker hole at Unit 3887.
- Joel has contacted four companies for quotes for asphalt repair and seal coat. Based on quote from one vendor the approximate cost would be \$17,000.

Landscaping

David and Lori Reynolds have ordered 71 native plants for the commons area. A work party is scheduled for 2/17 to plant. We will need a plan for watering, especially in summer months.

Pool

No update needed.

Governing Documents

We are still waiting for our attorney to respond to amended Declarations document.

Old Business

Envelope/Siding condition report from second opinion company, J2, is similar to first opinion report from CERTA. There is an informational meeting for owners scheduled on February 26 with J2 Siding. A second informational meeting with NW Seismic to discuss earthquake retrofit needed on buildings is scheduled for April 18.

New Business

ARC request from Laura Miller for installation of heat pump was approved by Board.

Owner Forum

- Lori Reynolds wants our board to contact the board of condos at Multnomah Blvd. and 40th Ave. since they have just completed siding repair/replacement.
- Chuck Ensign will send request for repair of neighbor's privacy fence. HOA will pay for repair.

Meeting was adjourned at 7:45pm.