

Gabriel Commons

Board Meeting Minutes, June 26, 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 Emily Polanshek and Jay Brewster. The May 2019 Board Minutes were approved.

May Financial Report: David

There were a few queries on the May Budget Comparison Report. 1) Landscape Contract variance between Actual and Budget figures. 2) Pool Maintenance over budget, due to pump? 3) Property Maintenance Over budget due to pool repair. David to check with Superior Management on 1) and 2).

Committee Reports

Maintenance: Joel

Decks were power-washed by MR Maintenance. Some decks were not cleared and cleaned due to short notice. In the future Rick at MR Maintenance needs to give owners at least five days notice to clear their decks for cleaning. Unit 3877 upper deck repaired. Unit 3863 needs repairs to siding found during inspection. Unit 3891 needs repair to back deck railing. Joel to contact Rick.

Yard/Landscape: David

Yard crew to do more weeding and less mowing in summer.

Pool: Emily

The Pool Work Party held on June 1 was well-attended. Emily to contact Rick re possibility of applying concrete stain to broad white lines on the deck so they will blend better with existing concrete. New Pool Rules need to be approved by the Board.

Social: Syd

Social Committee members have visited and welcomed Joanna Ponce at 3877, and Justin "Jay" Brewster and Drew Forsell at 3863. A new GC Directory with updated names and contact information has been distributed to owners for final check. Final Directory to be distributed soon. Dates have been set for Pool Socials for July 20 at 4:00-6:00pm, August 17 at 4:00-6:00pm and September 8 at 5:00-7:00pm.

Governing Documents Review (GDRC), Status of Declaration Approval Process: Mary Lou

After consulting with the County Surveyor, Don Devlaeminck of Compass Surveyors believes the cost to survey the additional living spaces and expanded decks on some units needs to be increased to \$16,000-\$18,000. The Board approved to move forward and Compass will submit a new proposal.

Old Business

Update on Second Opinion of Siding Condition from J2

J2 submitted a revised proposal giving a rough estimate for the scope of work to the Board. The process has been streamlined with a revised estimated cost of \$2,000. Board approved moving forward with the revised proposal. Board would like to know the cost per square foot. Mary Lou to follow up with J2.

Seismic Retrofitting

The cost to retrofit all units would be cut in half if work is done in conjunction with siding.

Renewal of Certificates of Deposit

The Association has three CDs with Umpqua Bank which come/came due for renewal June 30. The bank is offering an interest rate of 2.47% as a promotion. Board approved renewing the CDs with Umpqua if we qualify for that rate. David to follow up.

New Business

David and Joel distributed proposal/bid from Coast Pavement Services to repair and seal asphalt driveways and roadway, and paint fire lanes. Cost is approximately \$40,000. Board approved the work.

Rita Eagle's ARC request for installation of a heat pump was approved.

Owner Forum

Jay Brewster requested a new fence for his unit. He agreed to wait until new standards are determined for the lower decks. In the meantime, he is approved to make a minor change providing the other three owners with similar decks or fences agree.

Meeting was adjourned at 7:00pm.

**Next meeting will be in August. Date, time, and place to be determined.
Notice will be provided.**