

Gabriel Commons Board Meeting Minutes, September 25, 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 Joanna Ponce, Nancy Cartwright, Syd Newell. The June 26, 2019 Board Minutes were approved.

August Financial Report

The August and Year-to-Date financials were reviewed. We are well within our budget so far this year.

Committee Reports

Maintenance: Joel

Routine and relatively minimal issues were addressed and completed: removal of hornets and wasp nests, water damage and repair to floor, deck boards and railing repaired or replaced.

The asphalt project is nearly complete. Some curbs still need to be replaced and painted, and reapplication of seal in some areas remains to be done.

Yard/Landscape: David

Some cedars have beetle infestation and have been treated. Recommended to retreat every year. Tops will be cut off some trees that are dying and others will be left for wildlife habit. Due to climate change arborist recommends any new trees to be planted to mirror the climate in Ashland OR; oaks are suggested.

Pool: Joel

A work party to close the pool was held on 9/21. Thanks to Jodie, Nancy, Joanna, Syd, Joel and Emily for their work.

A revision of the pool rules still needs to be reviewed. New signs will be posted for next summer.

A few minor repairs on concrete and stairs still pending.

Social: Syd

Final improved, updated directory of owners and residents to be distributed soon. Halloween party scheduled for 10/26.

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

Don Devlaeminck of Compass Surveyors has completed the measurements of the additional living spaces *and decks and patios* for all but two units. Once those are completed and the drawings prepared, owners will have an opportunity to view the drawings before the amended plat and declaration are submitted to the State Real Estate Office. So far we have been billed \$6,205 for surveyor services.

Old Business

Update on Siding Condition from J2: The Board is scheduling three dates for owners to do walk-arounds with a representative from J2. Owners will have a chance to see first-hand the condition of the structures behind the siding. After the walk-arounds Board members will invite owners to informal meetings to discuss their thoughts and concerns. Contractors have been onsite to evaluate condition of siding and to submit rough estimates of costs to J2.

New Business

2020 Budget

The Board approved the 2020 budget which increases the monthly HOA fee to \$577.

Guest and Disability Parking

There are two roadside parking spaces at Connie Cox's unit 3873. One space will be designated exclusively for her son who has a disability. The other will be guest parking. Because there are so few parking spots for the units on the northwest side of the complex, Connie has volunteered the driveway parking spot on the left side of her garage as a replacement guest parking spot. There was discussion about possibly developing a parking policy for disabled persons. Board will discuss with our management company. Joanna recommended we contact an ADA lawyer.

Jodie Trombly's ARC Request

Her request for replacing existing windows with a large one will be on the agenda at a future meeting.

Meeting was adjourned at 7:30pm.

Next meeting will be the Special Owners' meeting, Wednesday, October 23, from 6:00-9:00pm at St. Andrews Presbyterian Church Sanctuary, Corner of SW Dosch and Sunset