Gabriel Commons Board Meeting Minutes, January 22, 2020

The meeting was called to order at 6:00pm by the chair, Joel Glick. Board members Dianne Day, Sharon VanSickle-Robbins and Jodie Trombly were present and a quorum was established. Owners present were Peter Grazier, Mary Lou Haas, Syd Newell, and Emily Polanshek. The September 25, 2019 Board minutes were approved.

December and End-of-Year Financial Reports

Discussion of the reports was tabled until the next Board meeting so Jodie, our new treasurer, can meet with Superior Management.

Committee Reports

Maintenance: Joel

- Rick from MR Maintenance checked sump pumps, cleared lower storm drain in front of 3881 (further clearing to be done in dryer weather), attempted to fix water leakage in bedroom at 3839 but problems persist (also needs dry weather), spackled woodpecker holes in siding at 3831, cleared downspout jam at 3835.
- The new curbs at front entrance island have been badly damaged by delivery trucks. They are under warranty and Coast Pavement Services recommends we replace curbs with sturdier, raised asphalt. We may also shorten and narrow the island. The only extra charge will be the difference in cost of materials, if the cost is more than materials we originally paid. Coast Pavement needs to correct several other issues as well.

Yard/Landscape:

David Brady, Lori Reynolds, and Nancy Cartwright are arranging a planting party to install native plants in the Commons center. Board requested the committee create a master landscape plan for the complex.

Social: Syd

Progressive Dinner was scheduled for January 25. Social Committee is also involved in upcoming planting party.

Governing Documents Review (GDRC): Mary Lou

Committee is working on updating bylaws with a projected completion time of June 2020. Mary Lou recommended that additional funds of $2,500 be allocated for attorney since the project requires extra work. Board approved the funds 4-0.

Old Business

Update on Re-Siding Project: At the Annual Meeting in November 2019 the owners voted 19-9 to proceed with phases 2 and 3 of the J2 re-siding proposal. In view of this substantial support the Board agreed to proceed with J2. These two phases will give us a firmer bid to help determine the cost for each homeowner.

New Business

- Board approved an ARC to install a hot tub in front patio at 3831.
- Board approved a resolution to update access to HOA accounts at Umpqua Bank by removing the names of former president Mary Lou Haas and former treasurer David Brady; and replacing them with the names of current Board members: Joel Glick, President, Maryann Lewis, Secretary, and Jodie Trombly, Treasurer.
- Board approved resolution to establish a Task Force to include more homeowner engagement in the re-siding process. Task Force is charged with finding more qualified contractors to bid on the project and assisting Board with value engineering to reduce re-siding costs. They will have a budget of $1,000. (See resolution attachment.)

Owner Forum

No issues raised.

Meeting was adjourned at 7:30pm.

Next meeting will be Wednesday, March 11, 6:00pm at the Hillsdale Library, 1525 SW Sunset Blvd.