

Gabriel Commons Board Meeting Minutes, March 11, 2020

The meeting was called to order at 6:00pm by the chair, Joel Glick. Board members Dianne Day, Maryann Lewis, Sharon VanSickle-Robbins and Jodie Trombly were present and a quorum was established. Owners present were Larry Drury, Mary Lou Haas, Jill Looijenga, and Syd Newell. The January 22, 2020 Board Meeting minutes were approved.

February Financial Report

The February financials will be e-mailed to owners with the meeting minutes. Due to tree pruning/cutting expenses we are already over budget in our Landscape Maintenance. Any over or under expenditures in our Operating Budget will be reconciled in the End of Year financials.

Committee Reports

Maintenance: Joel

- Rick from MR Maintenance attempted to fix water leakage in bedroom at 3839 but problem persists. Four days of dry weather are needed to repair area of leakage.
- Driver of a FedEx truck lost control and veered over curb on our loop road. Curb, fence and foliage were damaged. Joel contacted FedEx and our insurance company and filed a claim. Joel to contact Coast Pavement Services regarding cost of possibly installing speed bumps.
- The new curbs at front entrance island and the curb on west side of entrance have been badly damaged. They are under warranty and Coast Pavement Services has compensated us for some damages. Additionally, they will remove curbs from island, repair broken curbs on west side, and create holes for drainage. We are considering removing a portion of the island, adding asphalt, and replacing curbs with a gravel-like material. Work dates TBD.
- A request was made to power clean decks in spring instead of summer.

Yard/Landscape

Free trees that Lori Reynolds acquired from PP and R Urban Forestry have been planted.

Social: Syd

A work party to remove invasive plant species was held on March 1. Two more work parties were/are scheduled for March 15 and March 29. Next Social Committee meeting is April 14, 7:00pm at Syd's home.

Governing Documents Review (GDRC): Mary Lou

Amended Declaration: We are still awaiting approval from the State Real Estate Office on Version 4 of our proposed amendment and our revised Plat Map.

Amended Bylaws: Committee to review our attorney's response on the latest version. Committee will provide their comments to the Board.

Re-siding Task Force: Sharon

The Task Force has had two meetings, one with Tim Lundsford from J2, where the contractor process and value engineering were discussed. The Task Force plans to add one or two contractors from their list to J2's original list. Tim is willing to visit work sites of additional contractors.

New Business

Board approved Jill Looijenga's ARC request to build a deck for her unit. Decks can be the length of units, so a 24'x10' is permitted.

Owner Forum

Grass on west side of complex needs cutting. Larry Drury to discuss with David Brady.

Meeting was adjourned at 7:30pm.

Next meeting will be Monday, April 6, 6:00pm at Dianne Day's home 3869 Canby