

Minutes: Gabriel Commons Board Conference Call Meeting, May 13, 2020

The phone 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 Nance Cheifetz, Chuck Ensign, Peter Grazier, Mary Lou Haas, Laura Miller, Syd Newell and Emily Polanshek. The March 11, 2020 Board Meeting minutes were approved.

April Financial Report

Board Treasurer Jodie Trombly noted that our HOA has retained earnings (monies carried over from the previous year) of \$42,733. Our Reserve fund is \$206,928

Committee Reports

Maintenance: Joel

- Joel met again with Cameron from Coast Pavement Services regarding the broken curbs at the entrance and the east side of the property. Coast was scheduled to remove the broken curbs on May 14. Cameron would like to meet with our new Naturescape Committee to get their input on repairing the island perimeter.
- The insurance company representing FedEx will send our management company a check for \$2,818 for damages done by one of their drivers to the curb on the east side. Some of this money will also be used to repair the broken curbs at the entrance.
- Rick from MR Maintenance repaired gutters at 3867 and 3869. He and his crew have been cleaning gutters this week and some damage was done to a car windshield by falling debris. Joel is working to resolve the issue with Rick and the owner. Additionally, driveways and decks were not cleaned promptly so our new contract with Rick will require that his crew thoroughly sweep and clean driveways and decks the same day as gutters are cleaned. This is especially important during rainy season when debris is wet. Joel suggested gutters be cleaned in June to minimize possibility of rainfall. He also called for gutter, roof and deck protocols to be written up and passed onto future Board presidents.

Naturescape (formerly Landscape): Syd and Sharon

The new members of this committee had their first meeting May 9. They reviewed the committee's charter and planting approval form and realized there is much work to be done. The charter needs to be revised to include additional areas of committee interest such as the front entrance island, other common spaces, and irrigation concerns. The Naturescape Committee will revise their charter and submit it to the Board for review.

Social: Syd

The last committee meeting was February 11, 2020. There were no meetings during March and April due to the COVID19 virus. There was a work party on March 15 to plant native plants and another work party planned for March 29. There was concern about the potential spread of the virus, so this meeting was cancelled. The next committee meeting is scheduled for May 15.

Governing Documents Review (GDRC): Mary Lou

Amended Declaration: We are still awaiting approval from the State Real Estate Commissioner on Version 4 of our proposed amendment and revised Plat Map. Mary Lou will contact the commissioner to express concern about the delay. Chuck suggested that we contact our state representative, Ginny Burdick, to help expedite the approval process, if needed.

Amended Bylaws: There are questions on some issues that need to be resolved. The committee is asking guidance from the Board. Mary Lou will send the queries to the Board for review.

Pool: Emily

We have received the permit for the 2020 season. Rick of MR Maintenance will pressure wash the pool deck and fill in any holes and cracks. Syd, Emily and Joel have been removing standing water and leaves from the pool cover. The pool needs to be partially drained. There is a possibility we may not be able to open the pool this summer due to state and local COVID19 restrictions.

Re-siding Task Force: Sharon

Task Force meetings have been on hiatus due to the virus restrictions. Tim Lundsford from J2 and an architect were onsite this week taking photos and measurements as part of Phase 2 of their proposal. The Task Force will be evaluating additional contractors for the re-siding project. Value engineering, an effort to find economies within the project, will occur during the design process and the contractor review.

Old Business

There was no old business.

New Business

There was no new business.

Owner Forum

There are approximately 12 boxes of GC Association files in Mary Lou's garage that need to be sorted through and stored elsewhere. Dianne volunteered to take files belonging to the individual units. Other files could be stored at Superior, our management company. Joel and Chuck to follow up.

Meeting was adjourned at 7:45pm.

Next meeting will be Wednesday, June 10 at 6:00pm via phone conference call