

Minutes: Gabriel Commons Board Conference Call Meeting, June 10, 2020

The phone meeting was called to order at 6:00pm by the chair, Joel Glick. All other Board members -- Dianne Day, Maryann Lewis, Sharon VanSickle-Robbins and Jodie Trombly were present and a quorum was established. Owners present were Chuck Ensign, Mary Lou Haas, Laura Miller. The May 13, 2020 Board Meeting minutes were approved.

May Financial Report

Mary Lou questioned line item 6015 - \$720 Tax Expense. Jodie to check with Tina Brown at Superior Management. (Update: the line item represents tax money owed by the HOA in 2019.)

Committee Reports

Maintenance: Joel

- Bugaboo Pest Control treated units 3855 and 3893 for wasps and ants. Total cost was \$399.
- Rick at MR Maintenance is replacing decks at 3835 and 3837. After removing some boards at 3835, he discovered the deck was in such poor condition and recommended replacing the entire deck. He also discovered water damage behind siding in the deck area. The connecting deck at 3837 is in equally poor condition. Replacing two decks at the same time provides economy of scale vs. decks done at separate times. Our budget allows for approximately \$10,000 per deck with two decks replaced each year. Although some decks were repaired within the past three years, none were totally replaced so we have extra money for deck replacement this year. Rick is working with Miller Engineering, who is providing a template which can be used for all front decks on the west and south sides. At Sharon's suggestion the Board will be assessing the condition of all decks and creating a schedule for deck replacement.
- We are waiting for a proposal and revised estimate from Cameron at Coast Paving for redo of asphalt and curbs at entrance and island.

Naturescape (formerly Landscape): Sharon

The committee is working on a new maintenance contract and bid which will be sent to Luis, our current landscape provider, as well as another provider to compare costs. The committee would like to create a master landscaping plan for the common property on our grounds. Committee member Lori Reynolds sent a landscaping survey to all owners requesting feedback on their landscaping priorities and desires.

Social: Syd

The committee did not meet in May due to the Coronavirus and no meeting is planned for June. The next scheduled meeting is July 14. The committee will schedule a pool opening work party, if and when the state and county determine pools can reopen. A croquet game is planned on the south lawn. Date TBD.

Governing Documents Review (GDRC): Mary Lou

Amended Declaration: Joel and Maryann have signed the document and it has been forwarded to the state real estate agency for formal approval. Since we are still waiting for the approval, Mary Lou has contacted the state's real estate office to verify if or when the approval will be finalized. The Declaration is the most important document we have since it defines who is responsible for three types of property in our complex: unit and garage interiors, exterior limited common elements, and exterior common areas.

Fences and Bylaws: There is no legal provision for fences on individual properties in the Bylaws. Since fences are not included in the HOA Reserve Study done in 2016, there is no money in the budget for fencing. The HOA is responsible for the repair or replacement of existing fences. (See Owner Forum for further discussion on fences.)

Pool: Emily

The pool was drained to remove excess cyanuric acid, a necessary chemical. Thanks to Peter, the pool is now refilled and water retested for essential chemicals in the optimum range. While pool was drained Peter installed a new blue underwater light at the deep end. Pool rules to be updated in the future.

Re-siding Task Force: Sharon

The Board and the Task Force will be reviewing designs with J2 later this month via a virtual meeting. There also will be physical boards on site here for review.

Old Business

Approval of new contract with MR Maintenance is deferred to next month's meeting.

New Business

Board approved the spending of no more than \$32,556 for deck replacement in 2020.

Owner Forum

Chuck opened up further discussion on privacy fencing. There are currently some fences in need of replacement. Board members agree there needs to be a standard for fence design, fence height and materials. One suggestion is to use a design similar to the fencing around the pool. It was suggested that a survey regarding fencing be sent out to owners. Since fences are not included in the original Reserve Study, Sharon suggested we have Schwindt & Co. update the study for 2021 to include the fences. Ideally this should be completed in time for next year's budget. She noted that the HOA lacks a functioning ARC (Architectural Review Committee) to assist the Board in maintaining and enhancing property values.

Meeting was adjourned at 7:15pm.

Next meeting will be Wednesday, July 8 at 6:00pm via phone conference call