

Minutes: Gabriel Commons Board Conference Call Meeting, October 14, 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 Nance Cheifetz, Larry Drury, Peter Grazier, Mary Lou Haas, Laura Miller, Syd Newell, and Connie and Bill Pullen. The September 9, 2020, Board meeting minutes were approved.

September Financial Report

The September and Year-to-Date reports were distributed to owners and there were no questions.

Committee Reports

Maintenance: Joel

- A woodpecker is present at unit 3835. There is a possibility of pest infestation. Joel is arranging for someone from Bugaboo Pest Control to check.
- Rick from MR Maintenance is still waiting for permit approval for front decks at 3835-3837. The city has requested more information from Miller Engineering. Sharon suggested we ask the two owners if workers can be on site during rainy season.
- Outside light fixture is still out at 3865. Electrical outlets and power box are functioning properly. We will need an electrician to explore source of the problem. This is an HOA responsibility.
- Coast Paving is scheduled to cut openings for water drainage in the entrance curb and to repair curb on our northeast side on 10/26. The one opening they created is not functioning properly.

Yard/Naturescape: Sharon

- The committee proposes more investment in landscape and tree management. The proposal allocates more for landscape work in the 2021 operating budget and \$20,000 is requested for tree management from the reserve fund. The committee is interviewing other mower/blower providers.
- A plan is in the works for lawn areas around the property. The rhododendron on the entrance island will be removed.
- A questionnaire was sent to owners asking who they would like to maintain the garden space next to their units: the owner or the HOA. Syd is tabulating results.
- Per a previous tree removal permit, the city mandates we are to plant four replacement alder trees. The committee is inquiring if the new tree at the Drury's will qualify as one of them.
- A Landscape Request Form will be posted to our website and owners will receive instructions on how to use it.

Social: Syd

- There are three new residents that the committee will visit. New owners, Connie and Bill Pullen, will receive GC Owners' Handbook. Others are renters and will receive GC Renters Handbook.
- There were three croquet games on the south lawn.
- Halloween event is scheduled for Saturday, 10/24. The next committee meeting is scheduled for November 10.

Governing Documents Review (GDRC): Mary Lou

Bylaws: It took a few years and finally our new bylaws are completed and ready for Board approval. Upon approval copies will be made and distributed to owners for review and approval at the Annual Meeting in November. Prior to distribution the committee will highlight sections that have changed and other sections of interest to owners.

Pool: Emily

- Peter Grazier has been a champion pool volunteer this season. He's maintained the pool by pumping water off the cover, periodically removing leaves from the cover, and replacing a light at the deep end of the pool.
- Relatively minor repairs to the pool deck will be done next year.

Re-siding Task Force: Peter

- Peter volunteered to chair the Task Force. A 119-page draft bid packet from J2 is being reviewed. Committee will meet with Tim from J2 to answer any questions.
- The final bid packet will be sent to four contractors: J.R. Johnson, Charter Construction, I & E, and Pacific Exteriors.
- J2 created 3D computer generated designs as well as printed architectural plans which have been reviewed by the Board. Both Jodie and Maryann had questions.

- Larry asked if J2 has finalized the scope of work for the bid package and he expressed the need to firm up the scope.

Decks: Sharon

- Sharon reported that J2 created \$12,000 worth of structural documents for which they will not charge us.

Old Business

None

New Business

Board approved ARC for unit 3857. Board needs more information on ARC for unit 3837 before approval.

Board approved budget for 2021 and recommends owners adopt and approve it at the Annual Meeting in November.

Board approved Bylaws and recommends owners adopt and approve them at the Annual Meeting.

Board approved \$800 for Schwindt to update the existing Reserve Study.

Annual Meeting has been rescheduled to November 18. Joel to send out a Save the Date notice.

Owner Forum

Larry Drury asked if we are within the budget for Phases 2 and 3 for J2's designs and bid packet. Our budget is \$33,000 and we have spent \$33,000 to date.

Meeting was adjourned at 7:00pm.

Annual Meeting is rescheduled to November 18, 2020

No meeting in December