

THE GABLES C. A.
Minutes of the 2022 Annual Meeting

The 2022 Annual Meeting was called to order at 1:12pm.

Owners in attendance:

Martha -106	Duane -206	Jake
Lucy -105	Jill – 204 Proxy	Carole
Steve – 302	101 - Proxy	
Megan -107	103 -Proxy	
Clair – 303		
Chuck – 104		

Proposed Board:

Claira
Bob Kreuger
David Wongstrom - Will be Treasurer
Megan McCardle
Steve Barbas
Overages for Budget
\$9,000 Spa
\$3,000 Fire Alarm
\$3,000 Elevator

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- Trouble with getting people to do concrete work. Concrete sprawling needs to be patched.
 - Fake windows needing repair
 - Decorative columns – Some have rust & need repaired
 - Strong rainstorm coming from east (open ended building) Gulf Aluminum - shutters at an angle that would help keep out rain. \$7,000
 - Need to replace elevator account \$27,000
 - Water intrusion on 3rd floor
 - Concrete sprawling

-Water leaks maybe management company to handle setting up contractors

└ specialty firm -\$1,000-month possible handles rec club

8-12 employees – son of Richard Commons (700-1000month) maybe do small jobs.

Craig & Melissa contractors -contract in Chucks computer

Pool

Maintenance/ Lawn

Cleaning

Need to get copy from C& M

Structural Engineers – Need to be w? when need report - \$30,000 assessment just for report.

March 31st date for assessment

-Jake & Terrin are willing to look over contract w/management company

David -Treasurer

Megan – Secretary

Claire-

Steve & Bob point of contact (willing to share duty) no one wanted the President position.

Management Company needs to know who has authority to tell them what to do... Need 2 people to sign checks to get to reserves..

- Update Rosters
- Megan create a google doc.

Sprawling Contrate

Water intrusion

Colum Repairs

Pool – Go thermal?

Management Consultant

Bob Krueger motioned on special assessment of \$4,000 per unit due on March 31st – Claire 2nd the motion.

Richard Commons will coupons out to everyone – Sarah point of contact.

Payment – due all at once unless an owner discusses with board to set up a plan.

Dave will research project management firm & bring options to the board.

- How do we know who renters are?

Have had 2 renters expelled – 205

Need to have management company send out rules.

Bob – any new business -None

2:07 Bob moved to adjourn, Claire second.