

# GAMBEL STREET TOWNHOME ASSOCIATION ANNUAL MEETING

Thursday, December 16, 2021

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*I. Call to Order: The Annual Meeting was called to order at 6:03 pm on December 16, 2021. Present were Shayna Graham, President, Patrick Hasselback, Treasurer, Nate Hall, Board Member, Pam Horan-Kates, Secretary, Rachel Shirley, B&R Management, and homeowners Michael Crosby and Grant and Colleen Rynn.*

*II. Approval of Minutes: The Minutes from October 18, 2021 were approved.*

*III. Financial Report: The 2021 and 2022 budgets were reviewed. There was a question on the landscaping budget for 2021 since it was over-budget. Rachel will inquire as to the variance and where the money had been allocated. Mike asked for a second bid for the sidewalk repair in the budget. Patrick asked that the Reserve Assessment be updated with Gambel Street's new information. Rachel will look into this. It was noted that the new 2022 budget allowed for a 10% increase in operating dues. There were opinions for and against the proposal, and a discussion followed. Colleen suggested a 3% increase; Patrick made a motion to increase the operating dues by 5%. Patrick's motion was seconded by Pam and the motion passed with one dissenting vote from Mike Crosby.*

*IV. Old Business: The white van that has been parked in the guest parking space for too long will be addressed by Rachel. She will let the owner know that the van has to be moved from that space at least every 24 hours. The removal of the large cottonwood tree that is heaving the ground and damaging the parking area will be voted on before any removal takes place. Rachel will have Big Dog Tree Removal come and look at the tree and the damage and give their opinion on how and when to proceed, if necessary. Old Growth Tree Removal will be consulted as well. Rachel was also asked to clarify with Stevens Home Care to see if the plants and shrubs that were supposed to be planted at Gambel Street actually were planted, or if the allocation went to other landscaping needs. Mike asked whether the contract with Capital Roofing was still active, since he has observed mold growing on his siding, which was supposed to be remedied by them. Rachel said she would coordinate with Mike on this and get it fixed.*

*V. New Business: It was noted that the gutter on Miles Henson's townhome had disconnected and caused ice build-up; also, Amy Woodworth's gutter had formed a solid icicle. Rachel was instructed to send an email to all owners to remind them to turn on the heat tape to prevent these problems. It was reported that the trash area was unlocked because the lock did not work properly. Rachel will contact the company that installed the lock and have them come back and fix it. If they will not service the lock for free, then it will remain unlocked for the time being. There have been no overcharges for trash so it seems that just having the lock installed deterred people from other associations from using the Gambel Street trash receptacles. Striping of the parking lot will take place in the spring.*

*VI. Election of Officers: The Board voted to change from a 5-person Board to a 3-person Board, and to initiate 1-year terms. No one had come forward to volunteer for the Board, and Shayna has resigned from her position after many years on the Board. Everyone joined in thanking her for her unusually long and dedicated years of service. Nate's position on the Board will be taken over by his wife, Eva. Patrick and Pam indicated their willingness to remain on the Board for another year. The Board will elect their officers at the next meeting.*

*VII. Adjournment: The meeting was adjourned at 7:29 pm.*

*Respectfully Submitted,*

*Pam Horan-Kates*

*Secretary*