

Gabriels Overlook Property Owners' Association, Inc.
2021 Annual Meeting
President's Report

1. Overview: 2020 has been a relatively quiet year with a focus on updating aspects of the community that are now 21 years old and in need of maintenance and/or replacement.
2. Significant events:
 - a. Board increased to 5 Directors, resulting in more visibility in the community and broader discussions and decision making.
 - b. Established a Wildflower Committee and policy that engendered a successful wildflower season.
 - c. Instituted a major update for the POA website.
 - d. Infrastructure Improvements:
 - i. Major clean out of the Ridgeview culvert. Opened all four tunnels and cleaned out both the input areas and the downstream output zone. Much of the work east of the bridge was funded by the property owner.
 - ii. Conducted a review of the neighborhood roads, solicited bids for the areas most in need of repair. Completed:
 1. Installation of concrete ribbons at major intersections.
 2. Resurfacing of Oak Plaza Drive, Ridgeview Drive north of the bridge and a small area at the intersection of Park Place and Ridgeview.
 3. Restriped stop lines at intersections.
 4. Caulked and sealed other deteriorating areas.
 - iii. Upgraded the cameras at the front gate.
 - iv. Enhanced the gate mechanisms and hardware.
 - v. Ordered new electronics for the entry pad.
 - vi. For safety and security purposes, put blocks in place to prevent gate jumpers from entering through the exit gate.
 - e. Took steps to consolidate our bank accounts in one institution.
 - f. Bylaw and Rule changes:
 - i. Revised quorum requirements for the new 5 Director Board.
 - ii. Implemented sticker program for Golf Carts and UTVs to ensure that all users thereof have signed the agreement and waiver with respect to operating those vehicles in GO.
 - iii. Added a deposit requirement for the use of heavy equipment during construction projects approved by the ACC to protect against damage to our roadways.
 - iv. Proposed a rule revision regarding political signs during election periods to comply with State rules. Determined that our existing rule was overbroad in several other areas and tabled the proposal for a more comprehensive review.
3. 2021 Plans
 - a. Installation of a new gate entry pad.
 - i. Planning to revise all entry codes – possible 5-digit entry code.

- b. Rework of the front of the entry area to accommodate the new Valero station/convenience store being planned across Hwy 29. (likely to be additional commercial activity farther east of that as well, extending to the entrance to the insurance office just east of our entry area.
 - c. Continued monitoring of roadways and possible repair activity.
 - d. Establish a more consistent process to collect past due dues and fines.
 - e. Continue website upgrades and improvements.
 - f. Reprise of the Fallfest!
4. Wish List for the more distant future
- a. Update our Declarations (CCERs) to clarify Board vs ACC accountability and responsibility.
 - b. Design and fund a pavilion for our common park area.
5. Goodbye (sort of) to Michael Mault