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**THE VAUX CONDOMINIUM
BOARD OF DIRECTORS MEETING
April 29, 2013
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**MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE VAUX CONDOMINIUMS OWNERS' ASSOCIATION
HELD AT 8:00 PM, MONDAY, APRIL 29, 2013, THE HOLIDAY INN EXPRESS, 2333 NW VAUGHN STREET,
PORTLAND, OR 97210.**

PRESENT:

Larry Emery, Chair
Michael Martin, Vice Chair
Sara Burton Secretary
Sasha Welford, Director

ABSENT:

William Meyer, Treasurer

BY INVITATION:

Nancy La Voie, Community Manager
COMMUNITY MANAGEMENT, INC
David Berg, Building Maintenance Coordinator
COMMUNITY MANAGEMENT, INC

I. CALL TO ORDER

The meeting was called to order at 8:00 PM.

- II. MEETING MINUTES:** Michael Martin made a motion to approve the meeting minutes from April 4, 2013. Sasha Welford seconded and the meeting minutes were approved unanimously.

III. REPORTS AND DISCUSSIONS

1. **BUILDING MAINTENANCE COORDINATORS REPORT:** David Berg reported that Snyder Roofing performed the spring maintenance on the roof.

Fire life safety testing is coming up. There were three bids from MP3D, Convergent and Western States Fire Systems. The Board selected Convergent to perform fire systems inspection for a fixed price three year agreement.

The Board agreed to the renewal of the Oregon Infrared proposal for review of the buildings electrical systems. The Board has previously approved moving forward with replacement of the Liebert System (emergency poser system). Per Berg, the request for proposals is being mailed to bidders this week.

2. **Unit 215:** Discussion followed regarding the offer to pay \$125,000, all costs of the settlement transactions and to indemnify the association against any third party actions against the Association in exchange for the deed to unit 215.

APPROVED: Michael Martin made a motion to accept this offer. Sasha Welford seconded and the motion carried unanimously.

3. **PLANT MAINTENANCE SERVICE:** Sasha Welford requested authorization to retain A plant maintenance service for the lobby plants at a cost of up to \$300 per month. The Board agreed to consider proposals.

4. **BIKE COMMITTEE:** Grant Shaffer asked for approval to purchase bike pumps for each bike room. The Board authorized Shaffer to purchase the pumps and association wil to reimburse him.

- IV. ELECTION OF OFFICERS:** By unanimous consent, the Board officers are as follows: Chair Larry Emery; Vice-Chair Michael Martin; Secretary Sara Burton; Treasurer Bill Meyer; Director Sasha Welford.

- V. NEXT MEETING DATE:** The next Board of Directors meeting is scheduled for June 5, 2013 at the Holiday Inn Express, 2333 NW Vaughn Street, Portland, OR 97210.

- VI. ADJOURN** – There being no further business, the meeting was adjourned at 8:50 PM.