

**MINUTES OF THE VAUX CONDOMINIUMS BOARD OF DIRECTORS MEETING HELD ON JULY 14, 2015, AT 6:30 PM AT THE FRIENDLY HOUSE, 1737 NW 26<sup>TH</sup> AVE, PORTLAND OR 97210**

**PRESENT:**

Larry Emery, Chairman  
Ron Kinley, Vice Chairman, by phone  
Sara Burton, Secretary  
William Meyer, Treasurer  
Sasha Welford, Director

**BY INVITATION:**

Nancy L. La Voie, PCAM, CMCA, CAMP  
David Hartshorn, Building Maintenance Coordinator  
**COMMUNITY MANAGEMENT, INC., AAMC**  
Michelle McClure  
**Sieving Law**  
Eric Kekel  
**Dunn Carney LLP**

**OWNERS:**

Owners, residents and owner's agents per the sign in sheet.

**I. CALL TO ORDER**

The meeting was called to order at 6:30 PM by Chair Larry Emery.

**II. OWNERS FORUM**

An owner asked what the current rental percentage was – 30%.

**III. VICTAULIC PLUMBING**

Attorneys Michelle McClure and Eric Kekel were introduced. Discussion followed regarding the filed Victaulic litigation. Larry Emery introduced Jim Bosket, a retired civil engineer, who has agreed to assist the Board.

**AGREED:** Larry Emery made a motion to appoint Jim Bosket as the owners' representative in supporting the removal and replacement project for plumbing at the Vaux. William Meyer seconded and the motion carried unanimously.

**IV. APPROVAL OF MINUTES FROM APRIL 13, 2015 AND APRIL 28, 2015.**

**AGREED:** Larry Emery made a motion to approve the meeting minutes from April 13, 2015 and April 28, 2015. Sasha Welford seconded and the motion carried unanimously.

**V. SOCIAL COMMITTEE REPORT**

Barbara Barwood reported on the first 2015 social event that was held in May. The next social event will be in early December.

**VI. COMMUNICATIONS COMMITTEE REPORT**

Hal Barwood requested that CMI email him when they receive sales documents, so he can remove non-residents from the web site and Ning site access.

**VII. BUILDING MAINTENANCE COORDINATORS REPORT**

Nancy La Voie introduced David Hartshorn, CMISD Building Maintenance Coordinator.

Discussion followed on American Heating's rate for unit owner's maintenance. Discussion followed regarding putting the Association's HVAC contract out to bid to companies that would provide services to owners at a favorable rate. Also discussed was the possibility of absorbing the cost of annual inspections of owners' A/C units on the roofs.

A discussion followed about the water feature repair. The Board is still waiting on a proposal from The Pool Man.

**VIII. BICYCLE STORAGE COMMITTEE REPORT**

The ratification of operating practices for bike storage assignment was discussed.

**AGREED:** Larry Emery made a motion to approve the proposed additions to bike storage policy. Sasha Welford seconded and the motion carried unanimously.

**AGREED:** William Meyer made a motion to move unit 317's tenant to a place on the list based on the date of application, notwithstanding tenant vs. owner. Sasha Welford seconded and the motion carried unanimously.

**IX. FINANCIAL PRESENTATION**

William Meyer reported on the status of the investments for the Association. \$15,000 in interest has been earned since January, with \$31,000 estimated by the end of the year.

Annual fees for managing the association's investments are currently being negotiated with Holloway Investments.

**X. BUILDING AND GROUNDS COMMITTEE REPORT**

**Lobby Flooring Replacement** - Sasha Welford reported on the progress of flooring replacement in the lobbies and elevators. Sasha and Ron Kinley have met with two designers and spoken to a third. The Board agreed that the budget for this project is anticipated to be \$35,000, with an additional \$3,000 to \$5,000 for design services.

**XI. NEW BUSINESS**

**Existing Leash/Pet Carry Rules** - The Board discussed existing leash/pet carry rules, which specify that dogs must be on a leash or carried and under the control of the pet owner when in the common areas. The consensus was to circulate the message from one pet owner in the building reminding pet owners of proper pet ownership etiquette.

The Board asked CMI to confer with D&R Masonry about cleaning and sealing the stone pillars outside the building entrances.

**Minimum Lease Period** - The Board discussed the suggestion made at the annual owners meeting to increase the Vaux's minimum lease period; currently it is 30 days. The Board concluded an owner survey should be developed re: increasing the minimum lease requirement in the bylaws. CMI asked all owners to be cognizant of short term rentals in their vicinity; as vacation rentals are prohibited via the association bylaws.

**Welcome to the Vaux Committee** - The Welcome to the Vaux Committee has met, and is currently looking at how other associations manage the process.

**XII. SET NEXT MEETING DATE**

The next Board of Directors meeting will be held on Tuesday, October 13 at 6:00 pm.

**XIII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:00 PM