

APPROVED

**MINUTES OF THE VAUX CONDOMINIUMS BOARD OF DIRECTORS MEETING HELD ON NOVEMBER 17, 2015,
AT 6:30 PM AT THE FRIENDLY HOUSE, 1737 NW 26TH AVE, PORTLAND OR 97210**

PRESENT:

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

BY INVITATION:

Nancy L. La Voie, PCAM, CMCA, CAMP
COMMUNITY MANAGEMENT, INC., AAMC
David Berg, Building Maintenance Coordinator
Brienne Wasmer, 2 Yoke Design

OWNERS:

Owners 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

Ben Allen, 340, asked about owners having keys to exterior doors to the courtyard. Request will be added to a future agenda.

III. APPROVAL OF MINUTES FROM October 12, 2015.

AGREED: William Meyer made a motion to approve the meeting minutes from October 12, 2015. Ron Kinley seconded the motion and it carried unanimously.

IV. SOCIAL COMMITTEE REPORT

Barbara Barwood reported that the next social event will be held in the Savier Lobby on December 3, 2015 from 5:00 P.M - 7:00 P.M. Elephants Deli will be providing food for the gathering. Barbara is requesting assistance with set up and take down for these upcoming events.

V. COMMUNICATIONS COMMITTEE REPORT

Hal Barwood reported about the Website and new Facebook group.

VI. CHAIRMAN'S REPORT

Larry Emery reported that the Board did finish the bid solicitation package for plumbing replacement and thanked Dirk Jongejan for his help getting the documents completed. The deadline for bids to be received is November 24.

VII. BUILDING MAINTENANCE COORDINATORS REPORT

Dave Berg reviewed the Building Maintenance Coordinator's report and answered questions from the Board.

VIII. FINANCIAL PRESENTATION – BILL MEYER

A. Investment Update – investment fee and rate of return

Bill Meyer reported that rate of investment returns is approximately 2.25 – 2.5% and have yielded earnings of \$25,000 for the year.

B. Plan to actual expenses

Bill Meyer presented an analysis of reserve funding plan.

C. 2016 Association budget

The forecast budget is again \$650,000, so funding does not require an increase in HOA fees for 2016.

AGREED: A motion to approve the 2016 Budget as proposed was made by Ron Kinley. Motion was seconded by Sara Burton and carried unanimously.

IX. BUILDING AND GROUNDS COMMITTEE REPORT

A. Flooring Replacement Status.

Brienne Wasmer of 2 Yoke Design presented three (3) lobby redesign options as a starting point for the Board to make a decision.

B. Kurt Welty has offered to participate on the Building and Grounds Committee

AGREED: Bill Meyer made a motion to appoint Kurt Welty to the Building and Grounds Committee. Motion was seconded by Sasha Welford and carried unanimously.

C. AGREED: Ron Kinley made a motion to approve the Dennis Seven Dees renewal proposal. Motion was seconded by Bill Meyer and carried unanimously.

X. MANAGERS REPORT

A. Water Feature Update

Nancy La Voie reported that the Raleigh water feature needs four (4) dry days to re-water proof.

XI. BIKE STORAGE COMMITTEE REPORT, if any

A. Nancy La Voie presented owner request for names of people on bike storage wait list. The board suggested owner use social media sites as a way to reach out to entire community about the issue. Nancy La Voie will contact Steve Russell to ask if there is a reason not to share the wait list for bike storage.

XII. UNFINISHED BUSINESS

A. REMINDER – ongoing voting regarding minimum lease period.

Nancy La Voie updated the Board that 60 ballots have been received so far; ballots due by December 7th.

B. Owner Data Maintenance Approach.

Nancy La Voie reported that CMI is still working on pricing.

XIII. NEW BUSINESS

A. Status of ARC – membership and procedures

i. Owner request to change exterior entry door.

B. Welcome Committee Status

The Welcome Committee is getting ready to officially welcome the first new resident.

C. Preferred Mortgage Lender Project

D. Discussion about appoint an ad-hoc committee to explore move in/out coordinators.

XIV. SET NEXT MEETING DATE

The next Board of Directors is still to be determined.

XV. ADJOURN TO EXECUTIVE SESSION

AGREED: A motion to enter Executive Session to discuss bids for owners HVAC service and update on Victaulic matter was made by Larry Emery. Motion was seconded by Bill Meyer and carried unanimously at 8:10pm.

XVI. RECONVENE BOARD MEETING

XVII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:45 PM