

approved

THE VAUX CONDOMINIUM
BOARD OF DIRECTORS MEETING
DECEMBER 2, 2014
PAGE 1 OF 3

MINUTES OF THE VAUX CONDOMINIUMS BOARD OF DIRECTORS MEETING HELD ON DECEMBER 2, 2014, AT 6:00 PM HELD AT THE FRIENDLY HOUSE COMMUNITY CENTER, 1737 NW 26th Avenue, PORTLAND, OR 97210

PRESENT:

Larry Emery, Director
William Meyer, Director
Sasha Welford, Director

ABSENT:

Sara Burton, Director
Ron Kinley, Director

BY INVITATION:

Nancy La Voie, Community Manager, PCAM, CMCA, CAMP
COMMUNITY MANAGEMENT, INC., AAMC
Stuart Cohen, **Landye Bennett Blumstein LLP**
Michelle Mc Clure, **Landye Bennett, Blumstein LLP (via phone)**

OWNERS:

Owners as reflected on the sign in sheet.

I. CALL TO ORDER

The meeting was called to order at 6:00 PM.

II. EXECUTIVE SESSION – 6:00 pm

AGREED: Larry Emery made a motion to adjourn to Executive Session. William Meyer seconded the motion and was carried unanimously.

III. RECONVENE BOARD MEETING – 6:45 pm

AGREED: Larry Emery made a motion to approve Landye Bennett Blunstein's recommended Right to Cure letter to be sent to Victaulic. William Meyer seconded the motion and was carried unanimously.

IV. OWNERS FORUM

- A. Owner thanked the Board for their care in keeping up the building.
- B. Owner thanked the Board for installation of yield sign when leaving garage.
- C. Owner noted that the exterior lights are on 24/7.

V. APPROVAL OF PREVIOUS MEETING MINUTES – September 17, 2014

AGREED: William Meyer made a motion to approve the meeting minutes from September 17, 2014. Sasha Welford seconded the motion and it carried unanimously.

VI. SOCIAL COMMITTEE REPORT

- A. Barb Barwood reported that the next social event will be December 4 in the Raleigh lobby, between 5-7 PM. Elephants Deli is catering the food, and the Social Committee will be setting up of the venue. She encouraged owners to attend.
- B. Larry Emery noted that the Association's insurance agent would be willing to come to a social event and provide refreshments, if given some time to speak to owners about insurance.

VII. COMMUNICATION COMMITTEE REPORT

- A. Hal Barwood reported that there were 80 news articles on the website; 210 documents; 118 members of social site; and that the Facebook page is only slightly used.
- B. Current article regarding earthquake loss assessment insurance.

VIII. BUILDING MAINTENANCE COORDINATOR'S REPORT

Nancy La Voie presented an overview of the report distributed last week.

A. Flooring Replacement Bid/Scope Review

Discussion about lobby tile replacement proposal. It will cost approximately \$35,000 for both buildings. The Board needs to decide whether or not to continue with the original approved design or put all tile in elevators in lieu of carpet and tile.

AGREED: Larry Emery made a motion to put all tile in elevator. William Meyer seconded the motion and was carried unanimously.

Nancy La Voie will follow up with Floor Factors to get a contract for the installation.

B. Raleigh Water Feature Refurbishment

Reviewed Dave Berg's email from 4 pm today regarding the not responsiveness of Hughes Water Gardens

Board consensus is to keep pursuing Hughes Water Gardens.

C. Nationwide Power Maintenance Agreement

AGREED: Larry Emery made a motion to adopt Nationwide Power proposal. William Meyer seconded the motion and was carried unanimously.

D. Sanchez Painting Schedule for 2nd floors

They will be starting work on the second week of January on the 2nd floor of both buildings.

E. Maintenance Plan and Reserve Study Status

Larry Emery asked CMI if anything has happened in the building to alter any of the assumptions in the Maintenance Plan and Reserve Study. The answer was no.

Larry Emery asked William Meyer if there was anything in the economic factors that would cause the assumption in the Maintenance Plan and Reserve Study to be inaccurate for 2015. Bill said no.

AGREED: Larry Emery made a motion that the Board find that the current Maintenance Plan and Reserve Study are adequate for 2015. William Meyer seconded the motion and was carried unanimously.

Larry Emery noted that an owner drove a too tall vehicle in the garage, and in doing so, did about \$1,000 - \$1,500 damage to signs and plumbing pipe hangers. He has encouraged owners to be aware of the height restrictions in the garage. He requested the Communication Committee to circulate information regarding this via the websites. Also that CMI send a notice out on the email list.

IX. FINANCIAL PRESENTATION - Bill Meyer

A. 2015 Budget Approval

William Meyer reported on the current status of the operating budget and the replacement reserve funds. No owner assessment increase is required. All fund are properly insured in accordance with the ORS; currently earning 1.5% earnings on investments. Earnings for 2014 expected to hit \$15,000.

AGREED: William Meyer made a motion to approve the 2015 proposed budget. Sasha Welford seconded the motion and was carried unanimously.

X. BUILDING & GROUNDS COMMITTEE REPORT

A. Larry Emery summarized his paper regarding the maintenance boundaries between owner responsibility and association responsibility.

B. He noted that the Association does not have a clear insurance resolution. Attorney Steve Russell is to draft a resolution.

AGREED: Larry Emery made a motion that the Board approve his motion that the Association adopt a clear insurance resolution, including a requirement that owners add the HOA as an additional insured. Sasha Welford seconded the motion and it was carried unanimously.

- C. Governing documents have a conflict with regard to repair maintenance and replacement of exterior doors which is the owner's responsibility, and the exterior windows which are the Association's responsibility. The Bylaws would need to be amended to remove the inconsistency. Options to remove the conflict are to either make the doors the Association's responsibility, or make the windows the owner's responsibility, or to maintain the inconsistency. Dirk Jongejan, Building & Grounds Committee member, recommended making both the doors and windows the owner's responsibility. Discussion followed regarding how to address the discrepancy. Larry Emery recommended splitting into two categories. Have the repair and maintenance of the windows and doors be the owner's responsibility, and the replacement be the Association's responsibility. Consensus is to wait until the entire Board can meet to come to an agreement on whether or not a bylaws change should be proposed to the owners.

XI. MANAGER'S REPORT/UNFINISHED BUSINESS

Board agreed to write off the charge to account 1782404 for having their HVAC vendor accompanied to the roof for HVAC servicing, because owner didn't believe CMI had given proper notification he would be charged. CMI was instructed to formulate a written mechanism to require owners to accept their responsibility for additional costs that may be incurred if uncertified vendors require access to the roof.

XII. NEW BUSINESS

No new business to report.

XIII. SET NEXT MEETING DATE

The next Board of Directors meeting is set for April 1, 2015.

XIV. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:10 PM