

APPROVED

**MINUTES OF THE VAUX CONDOMINIUMS BOARD OF DIRECTORS MEETING HELD ON MAY 18, 2016,
AT 6:00 PM AT FRIENDLY HOUSE GARDEN ROOM, PORTLAND, OR 97210**

PRESENT:

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

BY INVITATION:

Stuart Cohen, Landye Bennett Blumstein, LLP, by phone
Nancy L. La Voie, PCAM, CMCA, CAMP
Dave Berg, Building Maintenance Coordinator
COMMUNITY MANAGEMENT, INC., AAMC

OWNERS:

Per the sign in sheet

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES - FEBRUARY 9, 2016

AGREED: William Meyer made a motion to approve the February 9, 2016 minutes. Sasha Welford seconded. The motion carried with four in favor, Larry Emery abstained (was not at the meeting).

III. DESIGN COMMITTEE REPORT

Sasha Welford presented the proposed design for the lobby and elevator tile replacement.

AGREED: Larry Emery made a motion to accept the proposal as presented. Sara Burton seconded the motion and it carried unanimously.

CMI was authorized to prepare the required deposits to keep the renovation project moving forward.

IV. SOCIAL COMMITTEE REPORT

A. The summer social event will be held on Thursday June 2, between 5-7 pm in the courtyard or Xavier lobby, weather dependent.

V. COMMUNICATIONS COMMITTEE REPORT

Hal Barwood requested he be added to the distribution list for agendas and minutes to be posted on the website.

VI. FINANCIAL PRESENTATION – BILL MEYER

A. Investment Update

- a)** Reported on current status of association investments.
- b)** Drew down reserve account to pay for plumbing project.
- c)** Interest earnings will be reduced as total fund has been reduced.

B. 2017 Reserve Study and Maintenance Plan Update

The Board review a proposal from EQUIP Consulting for an update to the reserve study and maintenance plan \$3,000 for the Reserve Study, \$2,115 for the Maintenance Plan.

AGREED: Larry Emery made a motion to accept the proposal. Ron Kinley seconded the motion and it carried unanimously.

VII. BUILDING AND GROUNDS COMMITTEE REPORT

A. Building Maintenance Coordinator's Report

Dave Berg presented the following proposals:

a) Infrared Scan of Common Area Electrical Equipment - \$800

AGREED: Ron Kinley made a motion to have the scan performed. William Meyer seconded the motion and it carried unanimously.

b) Courtyard Fire Door Access

i. Requires upgrade of entry system – est. \$17,278-\$19,980.

Discussion about keys to courtyard fire door.

AGREED: Larry Emery made a motion to rekey all fire doors leading out to the courtyard, with the north Raleigh building door different, so that key can be distributed to residents who want to use that door to enter. The motion was seconded and carried unanimously. [Note: subsequently it was determined that the Savier fire entry was the same configuration as Raleigh – so both doors will be keyed the same.]

c) Garage Elevator Lobby Door Glass

i. Metro - \$3,235-\$5,812 to replace the 3 existing door with doors with windows.

ii. Anderson - \$2,471 to insert security glass into the three existing doors.

AGREED: Larry Emery made a motion to accept the proposal from Anderson Door and Window mechanics to install glass in three doors. William Meyer seconded the motion and it carried unanimously.

d) Maintenance on Battery Backup System

i. New batteries – recommends changing out 1/3 of batteries this year - \$3831.

ii. Replace capacitors as well.

AGREED: Larry Emery made a motion to fund these two items. Sasha Welford seconded the motion and it carried unanimously.

e) Natural Gas Emergency Shut Off Proposal

i. Installation of a natural gas seismic valve at the gas meter would shut of the gas to the building even during an earthquake.

AGREED: Larry Emery made a motion to accept the proposal. Sara Burton seconded the motion and it carried unanimously.

f) Owners HVAC Service

CMI to send HVAC maintenance notice to residents.

g) Water Feature Repair Update – Bill Meyer

The vendor is to start back on the repairs June 13th.

VIII. MANAGER'S REPORT

A. Bylaws amendment voting extension: Nancy La Voie reported on the status of the extension of the bylaws amendment voting.

B. 2015 audit – Larry Emery and Nancy La Voie met with David Schwindt, and the audit report has been revised per that meeting. Larry Emery will review the new DRAFT.

IX. UNFINISHED BUSINESS

Nothing to report.

X. NEW BUSINESS

A. AD HOC COMMITTEE – Expansion of Bike Storage Capacity

Owner who requested the expansion of the bike storage was not in attendance; no action taken.

XI. ADJOURN TO EXECUTIVE SESSION

AGREED: Larry Emery made a motion to adjourn to executive session. Ron Kinley seconded the motion and it carried unanimously.

Board of Directors meeting was closed for executive session at 7:20 PM.

XII. RECONVENE AND ADJOURN

Board of Directors meeting reconvened, and there being no further business, the meeting was adjourned at 7:45 PM.