

approved

**MINUTES OF THE VAUX CONDOMINIUMS BOARD OF DIRECTORS MEETING HELD ON SEPTEMBER 17, 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
Sara Burton, Director
Ron Kinley, Director

ABSENT:

Sasha Welford, Director

BY INVITATION:

Nancy La Voie, Community Manager, PCAM, CMCA, CAMP
COMMUNITY MANAGEMENT, INC., AAMC

OWNERS:

Owners as reflected on the sign in sheet.

I. CALL TO ORDER

The meeting was called to order at 6:00 PM

II. OWNERS FORUM

Pam Bradford asked that the landscapers not use leaf blowers when it is dry, as it just blows up the dust.

Hal Barwood is concerned about screen removal during window washing. He suggested the screens be turned around so they can be easily removed from the outside.

Grant Shaffer stated that the decks are starting to get mossy, and asked if the association would consider mandating cleaning.

III. APPROVAL OF PREVIOUS MEETING MINUTES – June 25, 2014

AGREED: William Meyer made a motion to approve the meeting minutes from June 25, 2014. Ron Kinley seconded the motion and it carried unanimously.

IV. REFURBISHMENT OF ELEVATOR LOBBY AND ELEVATOR TILE – SRM Architects

Nancy La Voie introduced Michael Stueve and Olivia Behnke from SRM Architecture and Marketing Inc. Larry Emery explained to the owners that the Board had sought professional advice for replacement of the tile in the elevators, elevator lobbies and building lobbies.

Michael and Olivia presented their recommendations. All agreed they preferred tile option 1. Discussion followed regarding the use of carpet tile in the elevator. Michael noted that the existing elevator tile is cracking because the elevator floor shifts when the elevator moves, so they proposed a border of tile with the carpet in the center. Michael and Olivia will finalize drawings and get pricing from Floor Factors.

V. BUILDING MAINTENANCE COORDINATOR'S REPORT

Nancy La Voie reported on the three proposals that David Berg has been working on; the sale of the decommissioned back up system; the transfer of the UPS system maintenance to a new company; and the refurbishment of the fountain.

A. Window washing/parklex cleaning update

ProClean will meet with Dave Berg tomorrow to view the current state of this project.

B. Raleigh water feature refurbishment

There is not enough information to make a decision yet. Larry Emery asked for a Board member to take the lead on the continued investigation.

- C. UPS – alternate vendor proposal/termination of Emerson agreement**
Not enough information to make a decision yet.

VI. FINANCIAL PRESENTATION - Bill Meyer

Actual to budget expense is in line.

- A. Investment Update**

Year to Date earned \$13,000 in interest, and is expecting \$15,000 by the end of the year.

VII. BUILDING & GROUNDS COMMITTEE REPORT

Landscape report – Hal Barwood expressed some concerns about some of the landscaping being overgrown. Larry Emery suggested he communicate his concerns directly to Dirk Jongejan.

Victaulic Plumbing Update – During the recent inspection of valves and fittings it was confirmed that the Victaulic components are deteriorating resulting in black particles being discharged into the water system. Larry Emery presented a letter (reviewed by counsel) that he proposed be sent to owners alerting them to the situation.

AGREED: William Meyer made a motion to approve the letter to the owners as drafted. Sara Burton seconded the motion and it carried unanimously.

VIII. MANAGER'S REPORT/UNFINISHED BUSINESS

- A. 2015 Insurance Renewal**

Nancy La Voie reviewed the insurance renewal information. The premium decreased slightly; there is an option for workers' compensation; and there was an option for reduction in the earthquake deductible. By consensus, the Board agreed to purchase a Workers Compensation policy.

- B. Traffic Flow In/Out of the Garage**

CMI has order signage reminding exiting vehicles that they should yield to incoming vehicles.

- C. Washing Machine Hose Replacement**

Information was sent to Hal Barwood to be posted on the web site, and CMI will email blast the information to owners.

IX. COMMUNICATION COMMITTEE REPORT

Hal Barwood reported that there are three sites: thevaux.com, which is mostly public expect for association financial information; facebook, which is a public site; and NING, which is limited to building residents and owners.

X. UNFINISHED BUSINESS

- A. Electric Vehicle Charging Stations**

Larry Emery presented his White Paper regarding electric vehicle charging stations at The Vaux. The Board now knows what the cost would be to add up to 30 charging stations, and will take no further action until there is a request for a charging station. Larry will send the document to Hal Barwood to post on the website.

XI. NEW BUSINESS

- A. Security in the Buildings**

There was a new report of a package missing from the second floor of the Raleigh Building, but there was a question of whether the package was actually delivered. With regard to the break in in a ground floor unit, Larry Emery reported that he installed dowels to keep his windows from being opened.

- B. Pet waste around the community**

On site Porter Cricket Beller was using a product to deter pets and was asked to stop using it because it smelled objectionable. Board consensus was the Cricket should use the product judiciously where she observes signs of dog urine.

XII. SET NEXT MEETING DATE

The next Board of Directors meeting is set for December 3, 2014

XIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 PM