

BOARD DELIBERATIONS from 10/12/15 — (NOT official minutes) . . .

OWNERS FORUM

Vaux landscaping —

> Several residents voiced concern that the grounds, though lush, are overgrown and need maintenance.
Board notes that openings on the Building & Grounds Committee are waiting to be filled.

JULY MINUTES APPROVED

Minutes for recent meetings are posted here ...

SOCIAL COMMITTEE REPORT

Next event is planned for early December in the Savier lobby — stay tuned for the date.

The Social Committee is looking for volunteers — contact Barbara Barwood

COMMUNICATIONS COMMITTEE REPORT

Our site is growing —

- > it has published over 100 newsy articles;
- > it contains 148 pages;
- > it hosts an encyclopedic collection of important condo documents; currently 239 of them;
- > Our private social network has 109 members who post (occasional) observations, suggestions, and photos.

Our Facebook page needs some community love — check it out here . . .

CHAIRMAN'S REPORT

Victaulic pipe coupling replacement update —

- > The main problem is within the cold water system.
- > Specification of the work to be done is complete; bids will be out soon.
- > Work is scheduled to begin in March; but may start sooner.
- > Work will mostly impact garage & 1st floors, plus some on 4th floors.
- > Work is (roughly) estimated to take 45 days to complete.
- > Vaux reserve funds will cover costs, but owners may eventually face an assessment.

FINANCIAL REPORT

The Vaux has approximately \$1.6 million total in reserve funds —

- > We have made \$21,000 interest on our fund year-to-date.
- > We're just under budget year-to-date — within 0.10% of prediction.

Residents can view the 2015 budget here ...

MANAGER'S REPORT

Raleigh water feature update —

- > Still no contractor can be found to make repairs.
- > Bill Meyer will oversee repairs with a contractor he has found;
- > Plan is to lower water level 1 inch to mitigate calcifying tiles and replace glass tiles with black slate;

BICYCLE COMMITTEE REPORT

The waiting list for bike storage is now 9 months —

- > The problem is a long period of low turnover.

UNFINISHED BUSINESS

The Board is considering a change in the bylaws to extend the minimum unit rental period to 6 months —

- > CMI will poll owners on this issue before the Board requests an owners' vote.

NEW BUSINESS

The Architectural Review Committee needs willing volunteers —

- > If interested, contact Board member Sasha Welford through CMI.

The Board is considering whether or not to allow a change to a 1st floor unit exterior door —

- > No formal request has been made, and the Board has not decided the question.

Preferred Mortgage Lender —

- > when a condo is in litigation, getting a loan to buy a unit is very difficult.
- > Sasha Welford has found a willing lender in Mark Haldeman.

Owner Data Management —

- > CMI is considering ways to consolidate owner information into an accessible database.
- > No method has yet presented itself.

WELCOME COMMITTEE STATUS

Susan Waldron has put together a welcoming committee for new owners —

- > The Board moved to accept her plan.

BUILDING & GROUNDS REPORT

The Board is still looking for design proposal for lobby tile and step-off mat replacements —

- > Cost to demolish current flooring is estimated @ \$10,000.
- > Cost for new flooring is estimated @ \$35,000.

NEXT MEETING

Scheduled for Tuesday, November 17, 2015 —

- > time & place — TBD