

approved

**THE VAUX CONDOMINIUM  
BOARD OF DIRECTORS MEETING  
JUNE 25, 2014  
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**MINUTES OF THE VAUX CONDOMINIUMS BOARD OF DIRECTORS MEETING HELD ON JUNE 25, 2014, AT 6:00PM HELD AT THE HOLIDAY INN EXPRESS, 2333 NW VAUGHN STREET, 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 P.M.

**II. OWNERS FORUM**

Hal Barwood expressed concern that the landscape is getting overgrown. The Board agreed with this statement. Pam Tower has had three incidents of packages being stolen and suggested the Board needs to take some sort of action to resolve this issue.

The resident of 118 may be smoking in the courtyard.

Bill Meyer is retiring from the investment advisory business and introduced Mark Holloway who is taking over managing the Association's investments.

**III. BUILDING & GROUNDS COMMITTEE REPORT**

The gate hinge evaluation and recommendation was discussed. Steve Johnson reviewed his report. The hinges exhibiting failure are showing excessive amounts of wear could be a manufacturing defect. There is no repair, only replacement from the manufacturer. There was no clear reason for the premature failure of the hinges. The question of alternate hinges arose. It is being recommended that they be replaced with Gorilla Hinge using either Metro Security Access or Overhead Door.

**AGREED:** Ron Kinley made a motion to proceed with the recommendation. Bill Meyer seconded the motion and it was carried unanimously.

Steve Johnson would like to be present during the replacement of the hinges. Work will be scheduled for August or later. Dave Berg will get bids from the vendors.

**IV. APPROVAL OF PREVIOUS MEETING MINUTES – April 29, 2014**

**AGREED:** Bill Meyer made a motion to approve the meeting minutes from April 29, 2014. Ron Kinley seconded the motion and it was carried unanimously.

**V. BUILDING MAINTENANCE COORDINATOR'S REPORT**

Nancy La Voie reviewed Dave Berg's report. Proposals were reviewed for the combined windows and Parklex cleaning. The three proposals were requested at the last meeting.

Option 1 – North side bids from \$3,000 to \$4,800.

Option 2 – Dirty panels on all elevations, bids range from \$5,840 to \$10,910

Option 3 – Clean them all, bids range \$8,760 to \$14,270

Ron Kinley recommends accepting the bid from ProClean to clean all panels that need to be cleaned (option 2) at \$5,840 plus the cost of the window cleaning.

Larry Emery supported option 3 for cleaning them all at \$8760 NTE.

The consensus was to go with option 3 with Proclean in conjunction with the annual window washing.

Screen removal was discussed. Larry Emery suggested offering owners the option of having ProClean remove the screens from the inside. Owners would have to agree to allow access to Proclean. CMI will compile a list of owners who want the service.

The tiles from the water feature keep falling off. The tile vendor cautions that the membrane could be damaged if the tiles are removed and that the membrane might be damaged in other places. Ron Kinley suggested getting a complete evaluation of the condition of the fountain from All Oregon Landscapes.

**VI. TREASURERS REPORT**

Bill Meyer reviewed the investment accounts. The account has earned \$9000 in interest so far this year on the replacement reserves. Bill Meyer reported that Mark Holloway is willing to continue managing the investments for one year at no cost, after that, he will most likely charge a 0.05% fee.

**VII. MANAGERS REPORT**

Nancy La Voie reported on the recently completed carpet repairs. The washing machine hoses are owner responsibility to maintain. CMI will send out a reminder to owners that they should be replaced and provide some cost options for hiring someone to do the replacement.

**VIII. NEW BUSINESS**

The east side large patio plants are in need of attention and the pavers need to be reset.  
Bill Meyer noted that the powder coating on his patio doors is discolored.

**IX. SOCIAL COMMITTEE REPORT**

The committee is considering holding two social events per year instead of the current four.

**X. COMMUNICATION COMMITTEE**

The communication committee reported that the Facebook page is up and running.

**XI. EXECUTIVE SESSION**

The Board adjourned to executive session at 7:40 P.M.

**XII. RECONVENE at 8:04 P.M.**

**XIII. NEXT MEETING DATE**

The next Board of Directors meeting is set for September 17, 2014.

**XIV. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:49 P.M.