

APPROVED

THE VAUX CONDOMINIUM
BOARD OF DIRECTORS MEETING
JANUARY 8, 2018
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MINUTES OF THE VAUX CONDOMINIUMS BOARD OF DIRECTORS MEETING HELD ON JANUARY 8, 2018, AT 6:00 PM AT THE FRIENDLY HOUSE COMMUNITY CENTER, 2617 NW SAVIER, PORTLAND, OR 97210

PRESENT: Ron Bergman, Chairman
Sara Burton, Secretary
Susan Waldron, Treasurer
Paul Block, Director
Abe Farkas, Director

BY INVITATION: Nancy L. La Voie, PCAM, CMCA, CAMP
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. COMMUNICATION FROM OWNERS

➤ Question about the arborist who will trim the trees, specifically the maples.

III. CONSENT CALENDAR

MOTION: Sara Burton made a motion to approve the consent calendar with the removal of proposals included in the Building Maintenance Coordinators Report and Board Member Responsibilities. The motion was seconded and carried unanimously.

A. Board Policy on Board Member Responsibilities

MOTION: Paul Block made a motion to approve Board member responsibilities document with amendment to #4 to "48 hours", and the motion was carried unanimously.

B. Treasurers Report

i. Audit Report

C. Building Maintenance Coordinator's report

i. Building pressurization issues

Alex Burson reported he met with Energy Trust of Oregon about possible incentives for installing variable speed controls on each fan to adjust the amount of draw.

ii. Proposals

Nationwide Power and Snyder Roofing - Semi-annual preventative maintenance

Nationwide Power – \$1,219.66

Snyder Roofing - \$3,918 total annual

MOTION: Paul Block made a motion to approve the contracts with Snyder Roofing and Nationwide Power. Susan Waldron seconded the motion and it carried unanimously.

IV. FILLING BOARD SEAT

Upon the resignation of Abe Farkas.

MOTION: Paul Block made a motion to appoint Dru Lynch to fill the vacant position. Sara Burton seconded the motion and it carried unanimously.

V. SELECTION OF VICE-CHAIR

MOTION: Paul Block made a motion to nominate Susan Waldron as Vice-Chair. The motion was seconded and carried unanimously.

- VI. SELECTION OF BIKE COMMITTEE MEMBERS**
MOTION: Ron Bergman made a motion to appoint the bike committee as proposed. The motion was seconded and carried unanimously.
- VII. ADOPTION OF UPDATED BIKE STORAGE RULES**
MOTION: Paul Block made a motion to approve the new bike storage rules as proposed. The motion was seconded and was carried unanimously.
- Intention is to replace bike racks with more accessible racks. Anticipated cost is \$3,000, and payback is about three years at the current rate for residents using bike storage.
- VIII. APPROVAL OF BOARD ACCESS VIA THE WEBSITE**
- Proposal from Hal Barwood for providing one email address for board communications from owners.
 - Hal Barwood asked about privacy concern regarding posting rental pool and wait list on the website. Board to discuss at work session.
- IX. APPOINTMENT OF ARCHITECTURAL REVIEW COMMITTEE**
Jim Bosket and Matt Spathas have volunteered for the Architectural Review Committee. Susan Waldron made a motion to appoint Jim Bosket and Matt Spathas on the Architectural Review Committee. Motion was seconded and was carried unanimously.
- X. APPOINTMENT OF MANAGEMENT & MAINTENANCE PRACTICES AD HOC COMMITTEE**
MOTION: Paul Block made a motion to create an ad hoc committee to review management and maintenance practices. Sara Burton seconded the motion and was carried unanimously.
MOTION: Susan Waldron made a motion to appoint committee – Dru Lynch, Jim Cruckshank, Pam Tower, Susan Potter, Dagny Hooke and Tim Raymond. Sara Burton seconded the motion and was carried unanimously.
- XI. APPROVE ADDENDUM TO EQ INSURANCE RAISING VALUE LIMIT TO \$39 MILLION**
MOTION: Sara Burton made a motion to approve the addendum to increase EQ insurance limit to \$39 million. Susan Waldron seconded the motion and it carried unanimously.
- XII. CONFIRMATION OF POLICY AUTHORIZING THE CHAIR, OR THE VICE-CHAIR IN THE ABSENCE OF THE CHAIR, TO APPROVE NEEDED REPAIR WORK BETWEEN MEETINGS**
- XIII. REPORT ON REPAIR OF SKATE BOARD DAMAGE TO BENCHES ON BOTH RALEIGH AND SAVIER SIDE OF THE BUILDINGS**
No report.
- XIV. WORK SESSION**
MOTION: Ron Bergman made a motion to authorize chair to enter into agreement with Bartlett for work that needs to be done sooner than the next meeting, and work with designer for small contract to determine standards for plant maintenance. Motion was seconded and carried unanimously.
MOTION: Paul Block made a motion to authorize chair and vice-chair to work with Wave G to bring contract to the next meeting. Motion was seconded and carried unanimously.
- XV. NEXT MEETING DATE**
Next meeting March 27, 2018 at 6:00 PM at Friendly House Community Center.
- XVI. ADJOURN**
There being no further business, the meeting was adjourned at 8:20 PM.