

APPROVED

MINUTES OF THE VAUX CONDOMINIUMS BOARD OF DIRECTORS MEETING HELD ON APRIL 29, 2014, IMMEDIATELY FOLLOWING THE ANNUAL MEETING 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
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 7:40 P.M.

II. APPROVAL OF PREVIOUS MEETING MINUTES - January 15, 2014

AGREED: Ron Kinley made a motion to approve the meeting minutes from January 15, 2014. William Meyer seconded the motion and it was carried unanimously.

III. ELECTION OF OFFICERS

Larry Emery - Chair
Ron Kinley - Vice Chair
William Meyer - Treasurer
Sara Burton - Secretary
Sasha Welford - Director

AGREED: Sasha Welford made a motion to approve the slate of officers as stated above. Sarah Burton seconded the motion and it was carried unanimously.

IV. BUILDING MAINTENANCE COORDINATOR'S REPORT

The Board discussed the proposal to have the Parklex panels cleaned. ProClean submitted a proposal for \$5,000.00. They discussed that not all panels needed cleaning, but the problem areas were mostly on the north facing sides. The Board wanted to get a second bid to clean the north facing old panels on both buildings with an optional bid to clean all old panels; with this work to be done in conjunction with the annual window washing.

V. BUILDING & GROUNDS COMMITTEE REPORT

Larry Emery reported that the tile adhesive and grout in the Savier building has failed in the elevators and lobby. He asked BMC Dave Berg to retain an interior designer to give recommendation on replacement.

VI. NEW BUSINESS

A. Electric Car Charging Stations

The Board reviewed the information gathered by owner James Cruckshank regarding the new Oregon law that requires homeowners associations to permit residents to install electric vehicle charging stations. The board also reviewed a draft resolution prepared by association legal counsel that would address how the process for permitting individual car charging stations in the garage would occur if and when the association gets a request from a resident. It was agreed the first paragraph needed to be changed as it referenced a request from a resident; but the rest of the resolution language was appropriate as a place to start.

AGREED: Bill Meyer made a motion to adopt the resolution regarding electric vehicle charging stations as amended. Sara Burton seconded and the motion carried unanimously.

B. Corporate Resolution

AGREED: Larry Emery made a motion to maintain a balance of not to exceed \$100,000.00 in US Bank and any excess shall be transferred to an operating investment account at Strategic Investments once a month, in increments of \$20,000.00 or more. Sarah Burton seconded the motion and it was carried unanimously.

C. Washer and Ice Maker supply hoses

Discussion followed on the replacement of washer hoses and ice maker hoses and adopting a program to encourage owners to proceed with changing the washer and ice maker supply lines to Floodcheck hoses. Nancy La Voie agreed talk with several plumbing companies to see if they will put together package pricing for the replacements, and distribute that information to owners.

D. Lompoc Brewing Street Seating Application

Lompoc Brewing has applied for a permit for a street seating area that would take away two parking spaces on NW 23rd Ave. and add 27 feet of patio café seating. Larry Emery was opposed because so much of the residential development in the neighborhood is being done without parking. Sasha Welford did not agree that this is the Board's job in representing all owners in these kinds of matters. Individual owners should voice their personal opinions to the city directly.

VII. ADJOURNMENT

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