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**THE VAUX CONDOMINIUM  
BOARD OF DIRECTORS MEETING  
JANUARY 25, 2010  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE VAUX CONDOMINIUMS OWNERS' ASSOCIATION HELD AT 6:15 PM, MONDAY, JANUARY 25, 2010, AT THE HOLIDAY INN EXPRESS MEETING ROOM, 2333 NW VAUGHN STREET, PORTLAND, OR 97210.**

**PRESENT:**

Stanley Townsend, Chair  
Grant Shaffer, Vice Chair  
Terry Mesa, Secretary  
Sara Burton, Director

**ABSENT:**

Bill Meyer, Treasurer

**BY INVITATION:**

Tom Dichiara, TCR  
Nancy La Voie, Community Manager  
Dave Berg, BMC  
**COMMUNITY MANAGEMENT INC, AAMC**

**OWNERS:**

As indicated on the sign-in sheet attached to the original minutes.

**OWNERS' FORUM**

None.

**I. CALL TO ORDER**

Chair Stanley Townsend called the meeting to order at 6:15 PM.

**II. BUILDING MAINTENANCE COORDINATORS REPORT**

**A. Raleigh water feature repair** – All cast iron pipe has been replaced with PVC, and TCR is paying for the cost of repairs. Dave Berg reported that waterproofing was scheduled to be done last Friday, and once confirmed as complete, the fountain will need new rock and pavers reinstalled, which should be done this week.

**B. Booster Pump Maintenance** - Berg presented the USA Mechanical proposal, a three year agreement to maintain the booster pumps, costing \$ 686.50 per year.

**AGREED:** Grant Shaffer made a motion to accept the proposal, Sara Burton seconded and the motion was carried unanimously.

**C. Savier electrical event** – Dave Berg held a brief review of the series of events that caused a partial outage in several units, and stated that everything was resolved same day, with no indication that there are other similar cases in the building. Tom DiChaira responded that TCR would review the information.

**D. Annual Fire/Life/Safety Testing** – Dave Berg presented two proposals, one from MPD costing \$ 3,918, and another from Frontier Electric costing \$ 3,100.

**AGREED:** Sara Burton made a motion to accept the MPD proposal, Grant Shaffer seconded and the motion was carried unanimously.

**E. Garage light retrofit** – The Board reviewed information provided by MPD Electric for energy upgrades to the parking garage lighting. The board discussed waiting until LED technology is available, and asked Dave Berg to research this option and find out how soon that is coming. The Association Chairman will then make the final decision.

**F. Annual boiler preventative maintenance** – Dave Berg presented a proposal from USA Mechanical, costing \$ 1,684 quarterly for inspection of the residential hot water boiler system. Grant Shaffer recommended a semi-annual inspection instead, and Berg will get the revised semi-annual proposal.

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**AGREED:** Grant Shaffer made a motion to authorize chairman to approve the revised proposal if the cost is no more than \$ 1,000. Sara Burton seconded and the motion was carried unanimously.

- G. Exhaust fan motors** – Dave Berg presented a proposal from USA Mechanical, costing \$ 128.57 each for 20 or more spare exhaust fan motors.

**AGREED:** Grant Shaffer made a motion to purchase 30 motors from USA Mechanical. The motion was seconded and carried unanimously.

**III. DEVELOPERS REPORT – TOM DICHIAIRA**

- A. Parking Spaces and Storage Units** – Tom Dichiarra stated that all condominium units are sold, and that Bob Harrington is handling the sales of the last of the storage and parking spaces. It was noted that the partial stall next to the Savier elevator equipment is \$358 in property taxes, and if the Association will take the partial stall, TCR will also deed either P146 or P147, and the Association could then sell full stall. The Board is to review the spaces and respond regarding this matter.
- B. Elevator Update** – Grant Shaffer reported the elevators jolt when leaving the floor, and asked about the dimness of lighting in the elevators, recommending that lighting needs to be reengineered. Shaffer also asked if the floor indicator volume could be reduced. Tom Dichiarra said he will get in touch with ThyssenKrupp regarding the lighting and the floor indicator volume concerns, and reported that there are still 3-4 weeks left of work on the elevators before everything is completed and fire alarm testing can be scheduled.
- C. Parklex Panel Staining** – Tom Dichiarra reported that TCR is working with the building committee on the investigation of coloration on some of the panels. They have sent photos to the manufacturer, but being natural veneers, it could be oxygenation of the wood grain reacting with air, as there is no evidence of delamination. TCR agreed to do some testing and have removed some panels, plus some of the extra stock from the basement, and delivered to RDH Building Sciences for testing. TCR replaced the removed panels with extra stock.

**IV. MANAGERS REPORT**

The Board received the Managers Status Report with no additional questions.

**V. DISCUSSION ITEMS**

- A. Approval of 11/16/09 Minutes** – The Board requested to include sentence “Larry Emery initiated the discussion about last year’s snow removal efforts” under Snow Removal Update.

**AGREED:** Grant Shaffer made a motion to accept the minutes as amended. Terry Mesa seconded and the motion was carried unanimously.

**VI. GENERAL REPORTS**

- A. Finance Committee** – In the absence of Finance committee members, Nancy La Voie reported on the financial position of the Association at year end. Discussion followed regarding review of some previously tabled enhancement projects. The Board asked Dave Berg to bring proposals for projects currently on hold to the next meeting for consideration.
- B. Bicycle Committee Report** – The Bike Committee has contacted the residents who currently don’t appear to be using their bicycle storage spaces, and thus freed 6 spaces, to accommodate 6 of the 9 people on the waiting list.
- C. Building Committee Report** – None.
- D. Social Committee Report** – Barbara Barwood reported that the Christmas party was very successful, with 50 people attending. Barwood had purchased 3 folding

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tables for social event use, and Mesa/Schmidt put up holiday lights in the lobby. The next social event is planned for March 21<sup>st</sup>, in the Savier Lobby.

- E. Communications Committee Report/Quarterly newsletter** – Hal Barwood is taking over the quarterly newsletter, and will be put in contact with Matthew to make web site modifications.

**VII. ACTION ITEMS**

- A.** Discussion was held on noise complaint from Unit 301, and Frank Wong described noise transference from Unit 401 above.
- B.** Discussion was held regarding Unit 401, whose dog was reportedly found off leash, and whose child was seen trampling the plantings in the common areas. A Rules enforcement letter will be sent to the resident.
- C.** A reminder will be issued to residents regarding security of The Vaux property and not allowing strangers to follow residents into the buildings.

**VII. UNFINISHED BUSINESS**

- A. Update on Savier Street Parking/City** – Grant Shaffer reported that “no parking” areas have been designed by the City as requested by the Board.

**VIII. NEW BUSINESS**

- A.** Barwood reported on the dry stack walls, that the stone was removed and placed on the hood of the parked car.
- B.** Sara Burton brought up off-site concierge service for residents and offered to research this further.
- C.** Grant Shaffer suggested creating an annual calendar for specific events, to show set dates for window cleaning, annual garage cleaning, holiday decorations, and set meeting dates.

**IX. SET NEXT MEETING DATE** – Tentatively March 29<sup>th</sup>, 2010

- A.** March 29th meeting will be the Annual Board Meeting, during which 2 positions will be open, and Stanley Townsend announced he is not planning to run again.

**X. ADJOURNMENT**

The meeting was adjourned at 8:22 PM.