

BOARD DELIBERATIONS from 02/09/16 — (NOT official minutes) . . .

LEGAL BRIEFING

Attorney Erik Kekel, one of our reps in the Victaulic case, summarized its status . . .

- > No trial until mid-2017. If The Vaux prevails, appeals may follow.
- > Money is unlikely to change hands for several years.

PLUMBING PROJECT BRIEFING

Representatives of Charter Construction (main contractor) and Portland Mechanical (actual plumbers) explained how pipe repairs will proceed . . .

- > Find details on The Vaux Home Page.

JANUARY MINUTES APPROVED

Minutes for recent meetings are posted here ...

OWNERS FORUM

An owner noted that residents do not have to talk to Victaulic reps who appear, but may not be forbidden from doing so.

COMMUNICATIONS COMMITTEE REPORT

This website is the main repository of Vaux information . . .

- > it receives approximately 20 hits per day;
- > this works out to approximately 600 hits per month,
- > and about 7000 hits per year.

Our private social network has 119 members.

Our private Facebook group now has 20 members — check it out here . . .

FINANCIAL REPORT

The Vaux is moving money from the Reserve Fund into cash to pay for plumbing repairs.

- > We are making about 3.5% on our investments.

Although owners were informed that a special assessment may be necessary to bulk up our reserves, Treasurer Bill Meyer thinks a slight rise in VOA fees will work instead.

The only big anticipated expense in the medium term is roof replacement, which careful maintenance should forestall for years.

BUILDINGS & GROUNDS REPORT

The Board acted to approve many small items of maintenance costing together roughly \$12,000 . . .

- > gate maintenance;
- > roofing maintenance;
- > clean dirt from building walls;
- > power wash everything;

Five consecutive days of dry and warm weather are needed to complete repair of the Raleigh water feature . . .

- > Water will probably not flow until sometime in April.
- > Cost of repair is contracted not-to-exceed \$12,000.

MANAGER'S REPORT

The proposal to increase our minimum rental term (now @ 1 month) failed . . .

- > 75% of Vaux owners must vote "yea" to change our bylaws;
- > Fewer than 75% voted either way — envelopes were not opened — no tally required.

NEW BUSINESS

An owner has requested waiver of the cost to investigate a suspected water leak . . .

> The Board did not grant the request.

NEXT MEETING – ANNUAL OWNERS MEETING

Monday, May 9, 2016

> time & place — TBD