

APPROVED

THE VAUX CONDOMINIUM
BOARD OF DIRECTORS MEETING
OCTOBER 9, 2017
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MINUTES OF THE VAUX CONDOMINIUMS BOARD OF DIRECTORS MEETING HELD ON OCTOBER 9, 2017, AT 6:00 PM AT THE STADIUM OVERLOOK ROOM, FRED MEYER, 100 NW 20TH PLACE, PORTLAND, OR 97209

PRESENT:

Ron Bergman, Chairman
Ron Kinley, Vice-Chairman
Sara Burton, Secretary
Susan Waldron, Treasurer
Abe Farkas, Director

BY INVITATION:

Stuart Cohen, Landye, Bennett, Blumstein, LLP
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. ADJOURN TO EXECUTIVE SESSION

Adjourned to executive session by unanimous consent.
Reconvened at 6:17 PM.

III. LITIGATION UPDATE

Stuart Cohen, LLB, addressed owners regarding the Victaulic resolution.

AGREED: Ron Kinley made a motion to ratify the decision to accept all parts of the confidential agreement in the claim against Victaulic. Abe Farkas seconded and motion carried three in favor, Ron Bergman opposed.

IV. OWNER'S FORUM

- Hal Barwood - Skateboarders on the rail of the garage exhaust area – need to install anti-skate devices.
- Disposition of cart room – Larry Emery will follow up with attorney on release of copper in evidence room.
- Thinks the Vaux should upgrade the carts that owners use to make them quieter.
- Thinks rules should be updated to prohibit allowing people to enter property to take recyclables from the dumpsters.
- Jonathan West – concerned about overgrown landscape, and the irrigation on Raleigh is broken.
- Paul Block – asked about bike storage upgrades.
- Howard Berwind – asked if the Board gave any consideration to sending additional information regarding smoke detector replacement in units.
- Owners concerned about removal of 30 minute loading zones in front of buildings.
- Landscape lights are out in the courtyard – ask Cricket about the timer.
- Question about putting a locked bulletin board in elevator lobbies.

V. APPROVAL OF MINUTES - June 21, 2017 Board Meeting and August 2, 2017 Special Board Meeting

AGREED: Sara Burton made a motion to approve the June 12, 2017 Board Meeting and August 2, 2017 Special Board Meeting Minutes. Abe Farkas seconded the motion and it carried unanimously.

VI. APPOINTMENT OF ONE DIRECTOR (Sasha Welford vacancy)

AGREED: Sara Burton made a motion to appoint Susan Waldron to fill the remainder of Sasha Welford's term. Ron Bergman seconded the motion and it carried unanimously.

VII. SOCIAL REPORT

Barbara Barwood reported on upcoming catered social event in December.

VIII. COMMUNICATIONS REPORT

Hal Barwood reported on website and social networks.

AGREED: Board consensus was to authorize Hal Barwood to set up an email address through the Association's web site for resident communications to the Board.

IX. FINANCIAL PRESENTATION

A. Investment Update

It was noted that at this time, there would be no need for a special assessment for future replacements.

B. 2018 Budget

Ron Kinley reported on the process with CMI for drafting the proposed budget and noted the large increase in insurance premium for earthquake insurance.

AGREED: Abe Farkas made a motion to approve the 2018 budget as proposed with a 2.9% increase in HOA fees. Sara Burton seconded the motion and it carried unanimously.

X. BUILDING AND GROUNDS REPORT

A. Building Maintenance Coordinator's Report

1. CMI has engaged the original electrician to provide permit and inspection documents from original construction with regard to the concerns about grounding of the electrical outlets in the common areas and in units.

The Board considered four proposals from the Building Maintenance Coordinator:

Replacement of one water heater – Portland Mechanical Contractor - \$9,277 from replacement reserves.

Emergency power supply battery replacement per proposal from Nationwide Power Solutions to be paid from replacement reserves - \$11,391

Replacement of electronic door edges on four elevator cars - \$7,484.

USA Mechanical post preventative maintenance recommended repairs - \$940.

AGREED: Susan Waldron made a motion to proceed with three repair/maintenance items – Portland Mechanical, Nationwide Power, and USA Mechanical. Sara Burton seconded the motion and it carried unanimously.

AGREED: By unanimous consent, the Board approved the replacement of the one failed elevator door safety edge with the Chairman's discretion to add other three if they are at the end of their life expectancy.

B. Landscape Report

1. Ron Kinley reported on the status of the tree protection project.
2. Ron Bergman suggested forming a landscape committee to evaluate the existing plant material and contract.

AGREED: Ron Bergman made a motion to create an ad hoc committee to research maintenance standards and contract, and explore having a range of options for

owners to affect changes adjacent to their units. Sara Burton seconded the motion and it carried unanimously.

Committee will consist of Sara Burton, Hal Barwood and Howard Berwind.

XI. MANAGER'S REPORT

CMI to forward the exhaust fan replacement to Energy Trust of Oregon.

AGREED: Ron Bergman made a motion to ratify the decision to renew the association's insurance with American Benefits/MiddleOak. Sara Burton seconded the motion and it carried unanimously.

XII. UNFINISHED BUSINESS

A. Ad Hoc Bike Storage Update

Discussion about upgrades to bike storage racks.

AGREED: Sara Burton made a motion to begin charging a fee per year starting January 1, 2018 and to hold off on construction of the cage discussed at the last meeting, and start upgrading the existing racks once the evidence room is available for staging. Ron Bergman seconded the motion and it carried unanimously.

B. Resident Violations – Process and Fine Structure

Nothing reported.

XIII. NEW BUSINESS

A. Authorize gate vendor to add anti-skateboard devices to all benches.

B. Election of officers

Chair – Ron Bergman

Vice chair – Ron Kinley

Secretary – Sara Burton

Treasurer – Susan Waldron

AGREED: Sara Burton made a motion to elect officers as proposed. Ron Kinley seconded the motion and it carried unanimously.

Ron Kinley submitted his resignation from the Board effective October 31st.

AGREED: Ron Bergman made a motion to appoint Paul Block to fill the remainder of Ron Kinley's term, effective October 31st. Sara Burton seconded the motion and it carried unanimously.

XIV. ADJOURN

There being no further business, the meeting was adjourned at 8:40 PM.