

APPROVED

AFTER THE ANNUAL MEETING MINUTES OF THE VAUX CONDOMINIUMS BOARD OF DIRECTORS MEETING HELD ON MARCH 27, 2018 AT 6:30 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
Dru Lynch, 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 7:18 PM.

II. CONSENT CALENDAR

- A. Board Minutes from January
- B. February Financial Report
- C. Treasurer's Report

D. Authorizing letter to City requesting return of short term parking by building front doors

AGREED: Susan Waldron made a motion to approve the consent calendar as presented. Sara Burton seconded the motion and was carried unanimously.

III. BUILDING MAINTENANCE COORDINATOR'S REPORT

- Water heater replacement underway – should be no noticeable disruption of hot water.
- Alex Burson presented three proposals.
 - Fire caulk.
 - Unit 408 chimney flue pipe replacement and drywall repair.
 - Replacement of automatic operator on Savier door.

AGREED: Paul Block made a motion to approve three proposals, including drywall if it is not to exceed \$2,000. Sara Burton seconded the motion and it carried unanimously.

- Bench skate board items

IV. ADOPT LANDSCAPE STANDARDS AND AUTHORIZATION THE CHAIR TO NEGOTIATE WITH SEVEN DEES TO HAVE WORK DONE WITHIN THE EXISTING CONTRACT OR COME BACK TO THE BOARD IF THERE ARE ADDITIONAL COSTS

MOTION: Sara Burton made a motion to approve the adoption of landscape standards and authorize chair to negotiate with Seven Dees and go to the Board if additional costs. Paul Block seconded the motion and it carried unanimously.

V. ADOPTION OF ONE-OFF LANDSCAPE PROJECTS LIST AND HAVING CMI SEEK PROPOSAL FOR SAME

- Soil to cover roots of street trees on 24th.
- Re-level pavers from east courtyard to Raleigh.
- Remove pavers behind utility equipment on Raleigh and replace with gravel and stepping stones.
- Fill in street trees well opposite Raleigh courtyard gate with bricks.

- Trimming cedars at east end; might be doable under Seven Dees contract.
AGREED: Paul Block made a motion to approve the list of landscape projects as presented. Susan Waldron seconded the motion and it carried unanimously.

VI. ADOPTION OF AN INTERIM TREE MAINTENANCE SCHEDULE TO BE PERFORMED BY AN ARBORIST

- A.** This summer – Central courtyard trees to be pruned and trimmed for aesthetics, tree health, building integrity and property value.
- B.** Next winter (as budding has already begun this year) – Prune and trim by an arborist dead wood, cross branches, and other maintenance to preserve tree health and aesthetics of the five large Maple trees.
- C.** Additional tree maintenance will be undertaken as needed.

AGREED: Sara Burton made a motion to approve the scheduled arborist plan as determined to date. Susan Waldron seconded the motion and was carried unanimously.

VII. AUTHORIZE LED REPLACEMENT IN GARAGE AND STAIRWAYS FOR A PROJECTED SAVINGS OF \$6,000 PER YEAR IN ELECTRICAL COSTS. NET ESTIMATED PROJECT COSTS OF \$16,750 UTILIZING ENERGY TRUST OF OREGON (ETO) INCENTIVES

MOTION: Paul Block made a motion to authorize LED replacement in the garage stairwells for the \$26,000 investment; utilize ETO incentives; and the \$6,000 annual energy savings to be paid from the reserve fund. Dru Lynch seconded the motion and was carried unanimously.

VIII. ADOPTION OF UPDATED UNIT MODIFICATION PROCEDURES AND POLICIES TO REPLACE EXISTING RULES

AGREED: Dru Lynch made a motion to adopt the updated unit modification procedures and policies subject to proofreading and format corrections. Paul Block seconded the motion and was carried unanimously.

IX. WAVE G PROPOSAL

- Access agreement to provide additional high speed internet connections for residents in the building.
- Capital contribution of \$2,280 is signed by end of month.
- Fiber connection between buildings, exclusively for Vaux use.
- 1 gig services to Porter office, 100mb up to eight routers in common areas.
- Small percentage of fees from resident usage would be paid to the association.

MOTION: Paul Block made a motion to approve the proposal from Wave G. Dru Lynch seconded the motion and it carried, four in favor, Susan Waldron opposed.

X. AUTHORIZE AN UPDATE TO THE BUILDING RESERVE STUDY

AGREED: Dry Lynch made a motion to move forward with getting proposals to update the reserve study. Susan Waldron seconded the motion and it carried unanimously.

XI. NEXT MEETING DATE

Next meeting May 22, 2018 at 6:00 PM at Holiday Inn Express.

XII. ADJOURN

There being no further business, the meeting was adjourned at 7:56 PM.