

MINUTES OF THE VAUX CONDOMINIUMS BOARD OF DIRECTORS MEETING HELD ON October 12, 2015, AT 6:30 PM AT Legacy good Samaritan Hospital Building 2 Auditorium, PORTLAND OR 97210

PRESENT: Larry Emery, Chairman
Ron Kinley, Vice Chairman
Sara Burton, Secretary
William (Bill) Meyer, Treasurer
Sasha Welford, Director

BY INVITATION: Nancy L. La Voie, PCAM, CMCA, CAMP
COMMUNITY MANAGEMENT, INC., AAMC

OWNERS: Owners, residents per the sign in sheet.

I. CALL TO ORDER

The meeting was called to order at 6:30 PM by Chair Larry Emery.

II. OWNERS FORUM

- a) An owner from Unit 102 is concerned about maintenance of the landscaping. He presented photos of the area of concern. Larry Emery suggested that Dirk Jongejan, Landscape Liaison, be introduced to this owner next time he is in Portland.
- b) Hal Barwood agreed that plantings are getting overgrown; Sara Burton agreed.
- c) Larry Emery encouraged residents in attendance to volunteer to be on Committees.

III. APPROVAL OF MINUTES FROM July 7, 2015.

AGREED – William Meyer made a motion to approve the July 7, 2015 minutes. Sasha Welford seconded and the motion carried unanimously.

IV. SOCIAL COMMITTEE REPORT

- a) Discussion followed about the need to circulate an Owner message about pet ownership etiquette.
- b) Barbara Barwood reported the next social event is December 1st.

V. COMMUNICATIONS COMMITTEE REPORT

- a) Hal Barwood – maintains the website and works with the Communications Committee to maintain social network. He is looking into forming a facebook group. He is interested in newsy stories to add to the website and asked for resident's suggestions.

VI. CHAIRMANS REPORT

- a) Victaulic Plumbing Defect Status - Association is in litigation and the information regarding this subject is protected by Attorney Client Privilege.
- b) They have commissioned further investigation to determine the extent of Victaulic products in the Building. Discussion regarding the Comprehensive Bid Specification Document. It has been reviewed by Attorney's and will go out to bid soon for both drywall and plumbing work.
- c) Victaulic replacement work originally planned for March 2016, may move schedule up to January or February; William Meyer and Ron Kinley will be Owners Representative if before March.
- d) Anticipates replacement will take 45 days but will have a better idea once bids are solicited and a vendor is selected.

VII. BUILDING MAINTENANCE REPORT

- a) Requests for Proposals for suitable HVAC and Mechanical Preventative Maintenance
Discussion followed with regard to the proposals **AGREED:** Larry Emery made a motion to select USA Mechanical for common element Mechanical Annual maintenance at \$9500 per year. Sasha Welford seconded and the motion carried unanimously.

- b) Flooring Replacement Status – 2 Yoke Design proposal for design and construction was discussed.

AGREED: William Meyer made a motion to accept proposal from 2 Yoke Design. Larry Emery seconded and the motion carried unanimously.

VIII. BICYCLE STORAGE COMMITTEE REPORT

- a) Nancy La Voie read the Bike Storage Committee report – currently there is an approximate 6 month wait for bike storage.

IX. TREASURE'S REPORT – William Meyer

- a) William Meyer reported on the status of the investments for the Association. \$21,000 in interest has been earned since January.
- b) William Meyer reported the Association has sufficient reserves assuming bids are as expected in order to replace Victaulic parts, the lawsuit is trying to recover those costs. It was noted that if the Association uses replacement reserves to fund replacement of Victaulic components, those funds will have to be replaced in the reserve fund.
- c) Revenue and expenses are on track; starting to look at Budget.

X. Managers Report – Raleigh Fountain

- a) Discussion followed regarding the Raleigh Fountain. It was reported that the fountain needs to be retiled, water level needs to be lowered, and one boulder needs to be removed. CMI has been unable to find a vendor to do this small repair during the busy summer season. Bill Meyer reported he knew of a handyman who could probably make the tile repairs, and hopes to have the work done before the next Board meeting.

XI. NEW BUSINESS

- a) Status of the ARC – The ARC needs volunteers. There is one pending request from an owner wanting to replace her entry door.
- b) **Welcome to the Vaux Committee** – Susan Waldron presented her ideas for developing an acceptable process for welcoming new residents. She plans to meet with both owners and tenants. Larry Emery discussed with the Board and suggested to accept the recommendations of the Welcome committee.

AGREED: William Meyer made a motion to accept the recommendations of the Welcome Committee. Sasha Welford seconded and the motion was carried unanimously.

- c) Preferred Mortgage Lender Project – Sasha Welford reported that one lender she has been working with can do financing for anyone in the building with 20% down and if the unit will be owner occupied.
- d) Owner Data Management – Nancy La Voie will send the Board the current Full Focus information and cost.

XII. SET NEXT MEETING DATE

The next Board of Directors meeting will be held on November 17.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 PM