

**THE VAUX CONDOMINIUM
BOARD OF DIRECTORS MEETING
FEBRUARY 27, 2012
PAGE 1 OF 2**

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE VAUX CONDOMINIUMS OWNERS' ASSOCIATION HELD AT 6:30 PM, MONDAY, FEBRUARY 27, 2012, AT THE HOLIDAY INN EXPRESS MEETING ROOM, 2333 NW VAUGHN STREET, PORTLAND, OR 97210.

PRESENT:

Hal Barwood, Chair
Sara Burton, Secretary
William Meyer, Treasurer
Sasha Welford, Director

ABSENT:

Larry Emery, Director

BY INVITATION:

Nancy La Voie, CMCA, AMS, Community Manager
COMMUNITY MANAGEMENT INC, AAMC

OWNERS:

Owners as reflected on the sign in sheet.

I. CALL TO ORDER

The meeting was called to order at 6:30 PM.

II. OWNERS' FORUM

None.

III. BUILDING MAINTENANCE COORDINATOR'S REPORT

- A. Raleigh Fountain** – It was reported that air builds up in the return drain line and created an air pocket which stops the water from circulating. D&F Plumbing has determined there is no obstruction, and submitted a proposal for adding a vent, for a total of \$5,000-\$6,000. As a temporary solution, D&F Plumbing has installed a small vent in the drain that has stopped the air bubble problem from repeating so far.
- B. Lighting** – It was reported that the lights in the water feature apparently experience water intrusion. The bad fixtures were replaced, and four more purchased as back up if this happens again in the future.

IV. MANAGER'S REPORT

- A. Fountain Maintenance** – A discussion was held regarding retaining Dennis' Seven Dees to perform monthly consulting on the water features, or train Vasily to do so.
Agreed: Hal Barwood made a motion to retain Dennis' Seven Dees to assist in the maintenance of the fountains at \$85 per hour, with 2-3 hours per month. Sasha Welford seconded and the motion was carried unanimously.
- B. Bike Room Door Swing** – Discussion followed regarding reversing the swing of the Bike Room door. A proposal from Anderson Door & Window Mechanics was presented for a total of \$1,695 to replace the frame, reverse the door swing, and adjust the closer to keep the door from opening too far.
Agreed: Bill Meyer made a motion to spend \$1,695 to reverse the swing and limit the door closer. Sasha Welford seconded and the motion was carried unanimously.
- C. Roof RAM Agreement** – The roof RAM agreement was presented from Snyder Roofing. It was reported that the cost is the same as the previous, and the expense is included in the operating budget.
- D. Rental Concern** – Hal Barwood expressed concerns regarding the possibility of homeowners renting property *(is this referring to parking?)* out to individuals who do not reside in the building.
- E. Parklex and Courtyard Drains** – A discussion was held regarding the parklex and courtyard drains. Nancy La Voie suggested meeting with the legal counsel for further discussion and April 9, 2012 was set as a tentative meeting date.

**THE VAUX CONDOMINIUM
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FEBRUARY 27, 2012
PAGE 2 OF 2**

F. TCR – It was confirmed that there has been no communication from TCR.

V. APPROVAL OF PREVIOUS MINUTES

Agreed: Bill Meyer made a motion to approve the Board meeting minutes from January 9, 2012, as presented. Sasha Welford seconded and the motion was carried unanimously.

VI. GENERAL REPORTS

A. Finance Committee Report – Bill Meyer reported that the current investments are in CDs, below FDIC limits, with average of about .3% interest rate. It was confirmed that investments are being kept in short term for now.

B. Landscape Committee Report – Sara Burton opened a discussion regarding her concerns about spider population. Dennis' Seven Dees is to be contacted for this.

C. Architectural Review Committee Report – None.

D. Building and Grounds Committee Report – A request was presented from the owner of Unit 423 to keep a wheeled cart in their parking space; reportedly, the owner has a shoulder injury and cannot carry items from the car – a doctor's note was presented confirming the circumstances. Hal Barwood suggested granting a variance for one year.

Agreed: Sara Burton made a motion to grant variance for the owner of Unit 423 to store a cart in the parking space for six months based on the medical condition, with the Board reviewing the situation again in August 2012. Bill Meyer seconded and the motion was carried unanimously.

CMI is to notify the homeowner of this decision.

E. Bike Committee Report – None. The Board inquired if any notices should be put up on the bulletin Board for this committee.

F. Social Committee Report – Kathy's retirement party had 45-50 residents in attendance; \$216.00 was spent from the annual budget, and contributions for a gift for Kathy Sweet totaled \$1,600.00. The next social event will likely be held in early summer.

G. Communications Committee Report – Hal Barwood reported that the web site is up to date and the social site is active; at least one classified ad that was successful. The administrators are always interested in ideas for topics and information – suggestions are to be emailed to vauxwebjockey@gmail.com.

VII. UNFINISHED BUSINESS

None.

VIII. NEW BUSINESS

None.

IX. NEXT MEETING

The next Board meeting will be the Annual Owners Meeting, which has been scheduled on April 23, 2012. A request was made to add a "no smoking" presentation to the agenda.

X. ADJOURNMENT

Agreed: Bill Meyer made a motion to adjourn the Board meeting. Sara Burton seconded and the motion was carried unanimously.

There being no further business, the meeting was adjourned at 9:16 PM.