

**THE VAUX CONDOMINIUM
BOARD OF DIRECTORS MEETING
DECEMBER 3rd, 2012
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MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE VAUX CONDOMINIUMS OWNERS' ASSOCIATION HELD AT 6:00 PM, MONDAY, DECEMBER 3rd, 2012, AT THE HOLIDAY INN EXPRESS MEETING ROOM, 2333 NW VAUGHN, STREET, PORTLAND, OR 97210.

PRESENT:

**Larry Emery, Chair
Sasha Welford, Director
Michael Martin, Director
William Meyer, Treasurer**

ABSENT:

Sara Burton, Secretary

ALSO IN ATTENDANCE:

**David Berg
Building Maintenance Coordinator, CMI
P. Stephen Russell III
Landye Bennett Blumstein, LLP
Nancy La Voie, CMCA, CAMP
Community Manager, CMI**

OWNERS IN ATTENDANCE:

As shown on sign-in sheet.

I. CALL TO ORDER

The meeting was called to order at 6:05 PM by Larry Emery.

II. PARKLEX REPLACEMENT

Larry Emery introduced P. Stephen Russell and gave an overview of the process for negotiating a settlement on the Parklex replacement issue. He also gave a sample of the selected material to Nancy La Voie to retain until ½ is given to the supplier.

P. Stephen Russell noted that there is a confidentiality clause in the settlement agreement, and advised owners and CMI to keep information in confidence. Owners have the right to know, but not outside parties.

P. Stephen Russell explained that the manufacturer is going to supply, at no charge to the Association, an adequate number of panels sufficient to replace the discolored panels. Also included in the settlement is a sum of money to fund the labor to replace the panels that is at least half, but not all funds necessary to fund the labor to replace the panels. The settlement also states that TCR and the company that manufactured the panels will get a release from future claims about the discoloring of panels. TCR is not release from structural damage that may exist under the existing panels. The manufacturer also still warrants the remainder of the original warranty of original panels, and the warranty on the new panels is still being discussed.

Larry Emery noted that the 2013 budget contains a contingency for funding of labor costs without a special assessment.

Stanley Townsend (owner) noted a concern about the manufacturer being released from the liability for aesthetic issues with the new panels.

Tara McMahon (owner) asked if there is a list of panels to be replaced. Larry Emery explained that there is an architectural rendering of the buildings indicating which panels are to be replaced. Larry also stated that the Association will hire a contractor to manage the replacement project.

III. OWNER'S FORUM

Stanley Townsend asked about the delivery of the Oregonian. Nancy La Voie stated that the on site manager would be picking up the old papers at least every other day.

Grant Schaffer stated that he did not get a copy of the budget with his coupons.

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Hal Barwood stated that he is concerned that residents are not doing a good job recycling.

IV. APPROVAL OF PREVIOUS MEETING MINUTES FROM 11/5/12

Larry Emery stated that he wanted the minutes corrected to state that "Budget includes contingency to fund Parklex panel replacement costs among other unanticipated or unknown operating expenses"

AGREED: Bill Meyer motioned to approve the minutes as amended, which was seconded by Sasha Welford and upheld unanimously.

V. MANAGER'S REPORT

Nancy La Voie presented a request from the owner of 230 to waive a move in and move out fee for a furnished rental unit. Larry Emery stated that he thinks the Board should not be encouraging short term rentals. Sasha Welford and Michael Martin believe that if the unit is fully furnished, the owners shouldn't be charged fees.

AGREED: Larry Emery made a motion to waive the move fees as a one time waiver and stated that a new request would need to be made each time the tenancy changes, so as not to set precedent. Sasha Welford seconded the motion. Michael Martin and Sasha Welford were in favor and Larry Emery stated that he was opposed.

Nancy La Voie stated that a smoking survey was to be mailed after the 1st week in January

VI. BMC REPORT

David Berg stated that it was not a busy month for maintenance. Last month the Board approved a proposal to replace all ballast and bulbs in the hallways. David had received a new proposal from MPD to retrofit the hallway lamps to LED at a cost of \$14,910.

AGREED: Larry Emery made a motion to approve the proposal from MPD to replace the hallway lamps at a cost of \$14,910. Sasha Welford seconded the motion which upheld unanimously.

Larry Emery asked if BEA Engineering has been retained to consult on the UPS system. David Berg confirmed that they have and stated that the elevator system would be an option integrated into the new UPS system.

VII. DISCUSSION ITEMS AND REPORTS

Building and Grounds Committee- Larry Emery reported on the potential Parklex replacement project, stating that Dirk Jongejan has volunteered to lead the effort, and to prepare the RFQs, issue RFPs and to select a successful bidder for the project. This work would be done free of charge other than some administrative expenses not to exceed \$500.

AGREED: Larry Emery motioned to accept Dirk's proposal to lead an ad hoc committee effort to issue RFQ and RFP and the evaluation and selection of the contractor. Michael Martin seconded the motion which was upheld unanimously.

Unit 215- The Board unanimously voted to not intervene in the process. Stuart Cohen is to file an objection to the Right of Reclamation of the unit.

Treasurer's Report- Larry Emery stated that the Association is still on track to end the year in the black. Bill Meyer still has liquid funds to invest, and wants to review maintenance plan before funds are invested. Larry stated that he would like the topic of investment funds added to the next meeting agenda.

Landscape Committee Report- Nothing to Report

ARC Committee – No new applications

Bike Committee – Grant Shaffer suggested adding sweeps to every door. Larry Emery asked Stanley Townsend to get together with Grant to review and make a recommendation.

Social Committee – Barb Barwood stated that the Social Committee has spent approximately 1/3 of their annual budget to date. She announced that there would be a

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function on Wednesday December 12th from 5-7pm in the Savier lobby. Barb also stated that the holiday lights are installed at lobby entrances.

- VIII. NEXT MEETING DATE** – The next Board meeting will be held on January 21st, at 6:00pm, once confirmed with Sara Burton.
- IX. ADJOURN** -- There being no further business, the meeting was adjourned at 7:46 PM.