

Approved

**THE VAUX CONDOMINIUM
BOARD OF DIRECTORS MEETING
NOVEMBER 06, 2013
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**MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE VAUX CONDOMINIUMS OWNERS' ASSOCIATION
HELD AT 6:00 PM, NOVEMBER 6, 2013, IN THE HOLIDAY INN EXPRESS CONFERENCE ROOM, 2333 NW
VAUGHN STREET, PORTLAND, OR 97210.**

PRESENT:

Larry Emery, Chair
Sara Burton, Secretary
William Meyer, Treasurer
Ron Kinley, Director
Sasha Welford, Director

BY INVITATION:

Nancy La Voie, Community Manager
COMMUNITY MANAGEMENT, INC
David Berg, Building Maintenance Coordinator
COMMUNITY MANAGEMENT, INC

I. CALL TO ORDER

The meeting was called to order at 6:10 P.M.

II. OWNERS FORUM

Owners were given an opportunity to discuss items of concern. Sarah Burton found a potential new meeting space in the community room at Xavier Flats. Ron Kinley brought up a past concern regarding the fountain, and asked about turning the system into a salt water fountain. Dave Berg will investigate and report at the next meeting.

III. APPROVAL OF PREVIOUS MEETING MINUTES - August 23, 2013

AGREED: William Meyer made a motion to approve the meeting minutes from August 23, 2013. Ron Kinley seconded the motion and the meeting minutes were unanimously approved.

IV. BUILDING MAINTENANCE COORDINATORS REPORT

Dave Berg reviewed his BMC report. He had a question on the Liebert system and the Board agreed that Liebert should provide additional inspections in spring of 2014 versus giving a refund. The following proposals were discussed:

- The tile maintenance project to steam clean the tile in the lobbies and elevators included a proposal from Wiley's for \$3,700.00 and a proposal from Marble Life for \$1,600.00.
AGREED: A motion was made to approve the proposal from Marble Life for \$1,600.00. The motion was seconded and was unanimously approved.
- The water heater maintenance project to include anode rod replacement, drain filters, and a valve leak repair had a proposal from USA Mechanical for \$3,910.00 and one from Portland Mechanical Contractors for \$4,310.00. Larry Emery suggested that Portland Mechanical was responsible for the suggestion to upgrade the filter system, and their cost difference is not significant.
AGREED: William Meyer made a motion to approve the proposal from Portland Mechanical Contractors for \$4,310.00. Sasha Welford seconded the motion and it was unanimously approved.
- The deck drain inspections included a proposal from Snyder Roofing for \$6,000.00 and one from D&R Masonry for \$1,250.00.
AGREED: A motion was made to approve the proposal from D&R Masonry for \$1,250.00. The motion was seconded and was unanimously approved.

Dave Berg gave an update on the replacement of the LED bulbs for the hallway lights and the Parklex replacements. There is material being stored in the CMI warehouse and Steve Russell is preparing an

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agreement to transfer the Axis Construction contract conditions to Spike Builders so the Parklex project can be completed.

V. FINANCIAL REPORT

A. 2014 Reserve Study Update

Larry Emery reported on the 2014 Reserve Study update. One of the funding models is a threshold wherein the Association reserve fund balance would never fall below \$0.00. The second model is to stay on the current path with a 2.0% increase in reserve contributions each year. There is an event in 2014 and in 2043 that are projected to cause the reserve balance to dip below the \$0.00 threshold. In those cases, the Association would either need to borrow funds or special assess owners. One option would be for the 2022 Board of Directors analyze and take action to increase the reserve contributions at that time. Larry Emery recommended following the Funding Scenario 1, which is the current path.

AGREED: William Meyer made a motion to approve the Funding Scenario 1 described in the 2014 Reserve Study. Sara Burton seconded the motion and it was unanimously approved.

B. Review of Association Investments

The current year earnings YTD was \$3,190.00. Larry Emery thanked William Meyer for his expertise in managing the investments for the Association.

C. 2014 Operating Budget

The Association will be ending the year with approximately \$180,000.00 in surplus revenue over expenses due to the Parklex project's under-budget costs and the sale of Unit 215. For these reasons, the HOA fees will not change in 2014. The Finance Committee recommended the Board approve the 2014 proposed budget.

AGREED: Ron Kinley made a motion to approve the 2014 Budget as presented. Sara Burton seconded the motion and it was unanimously approved.

Discussion followed on the excess funds from the working capital fund and the surplus generated by the budget. Larry Emery recommended the Board authorize a one-time transfer of \$200,000.00 from the operating fund to the replacement reserve fund. This is projected to eliminate the 2041 deficit in the replacement reserve funding model.

AGREED: Ron Kinley made a motion to approve the \$200,000.00 transfer as described above. Sasha Welford seconded the motion and it was unanimously approved.

VI. BUILDING AND GROUNDS COMMITTEE REPORT

Dirk Jongejan reported on several landscape issues. The landscapers had removed the leaves today and there will be more pruning to complete this winter. The committee is very happy with the service and pricing from Dennis 7 Dees and their reduced landscape irrigation water consumption.

VII. MANAGER'S REPORT

Two Architectural Review applications were discussed. The committee was currently waiting on the cabinet company's plans for Unit 301 and electrical plans for Unit 128.

A. Non-Smoking Amendment

Discussion followed on the ballots for the declaration amendment to prohibit smoking at the Vaux. The Board discussed extending the turn in date to December 15, 2013.

AGREED: Larry Emery made a motion to approve the ballot extension until December 15, 2013. William Meyer seconded the motion and it was unanimously approved.

Community Management would circulate a list of owners and their contact information who have not voted to the Board members. Additional ballots would be sent to Bill's office.

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VIII. SOCIAL COMMITTEE REPORT

The attendance for the Social Committee event in September was thirty-one residents. The Committee is planning on having another event on December 5, 2013. Their communications report shows the social networking site has ninety-nine members.

IX. NEW BUSINESS

Sara Burton asked CMI to ensure future neighborhood filming notices are posted in the elevator vestibules.

X. NEXT MEETING DATE

The next Board of Directors meeting was scheduled for January 15, 2014.

XI. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:25P.M.