

VAUX Condominium Owners Association  
BOARD MEETING  
Friendly House at 6:00 PM.  
July 17, 2018

**BOARD BUSINESS MEETING**

An opportunity for owners to bring item

\*Susan Marshall wanted the Board to know how much she appreciated the work that Cricket was doing; she is fantastic and she was concerned about the RFP for management and Maintenance services. Chairman Bergman confirmed that most residents agree with her and that the board will do what it can to retain Cricket.

\*Hal Barwood mentioned that the trash carts should get new wheels so they don't make so much noise being put on the street and that the hand carts need a rubber buffer to isolate them from the carts.

\*Tricia Bergman said that she received a call from an owner wanting the board to know that we should install signs along the planters in the sidewalk along Raleigh to encourage pet owners not to use these beds as it smells and takes Crickets time to clean up.

\*Michael L? asked about a AC line from the roof to his unit and Nancy told him that the board had approved work to develop a fix.

Chairman Bergman thanked the members present and said the board would look at these and take them up at another meeting,

1. Consent Calendar ( All items will be voted on in a single motion to approve the consent calendar, unless there is a request to remove one from either a board member or an owner in the audience)
  - a. Board minutes from May
  - b. May Financial Report
  - c. Ratification of actions taken between meetings
  - d. Treasurers report

The consent calendar was approved
2. Building Maintenance Coordinator's report 

The report was approved and the following repairs were authorized: Electrical infrared survey and report and electrical room clean-up; repair of the magnetic door holder on the first floor of Raleigh; replacement of the hot water recirculation pump; replace CO sensor near parking space 182, adding mist eliminators to rooftop units, repair of a broken condensate line, replace worn compressor contacts on units 28 & 16 and unit EF10 needs a new run capacitor.

Replacement of fire extinguishers were deferred until CMI provides additional information.

- a. Introduce Brian Case, new BMC from CMI **Brian Case was not at the meeting**
  - b. Report on outstanding projects
    - i. Raleigh front door alignment –being looked at by the BMC
    - ii. Water recirculation pump – **See actions on the report**
    - iii. Schedule for Proclean pressure washing and other cleaning – **Proclean will schedule other cleaning upon completion of the window washing**
    - iv. Maintenance Plan projects **Nancy reported that these would probably be done next year.**
      1. Balcony/deck railing inspections and repair
      2. 4<sup>th</sup> floor painting
      3. 4<sup>th</sup> floor carpet cleaning
      4. Others
3. Report on Phase 2 of Bike room upgrade – Director Block – **It was reported that the board was considering finishing the 2<sup>nd</sup> room with reworked old racks but was also looking at using new racks. There have been requests for racks that do not require lifting the bike, and the committee is exploring an option for a few bikes in the Raleigh stairwell off the garage, if fire code allows it.**
  4. Committee Charters
    - a. Finance Committee – recommendation from Attorney - **approved**
    - b. Improvement selection process - ad hoc committee - **approved**
  5. Authorize Chair to create evaluation and recommendation committee for Management and Maintenance proposals – **approved. Dagny Hooke expressed interest in serving**
  6. Adjourn to next meeting on September 18, 2018 at Friendly Houses 6:00 PM.

**The board adjourned to an Executive session to discuss possible legal issues.**