

approved

**THE VAUX CONDOMINIUM
BOARD OF DIRECTORS MEETING
FEBRUARY 25, 2013
PAGE 1 OF 2**

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE VAUX CONDOMINIUMS OWNERS' ASSOCIATION
HELD AT 6:00 PM, MONDAY, FEBRUARY 25, 2013, AT unit 215, 2335 NW Raleigh, PORTLAND, OR 97210.**

PRESENT: Sara Burton Secretary
Sasha Welford, Director
William Meyer, Treasurer

ABSENT: Larry Emery, Chair
Michael Martin, Director

BY INVITATION: Nancy La Voie, Community Manager
COMMUNITY MANAGEMENT, INC

OWNERS: Stanley Townsend
Hal Barwood

I. CALL TO ORDER

The meeting was called to order at 6:10 PM.

II. OWNER'S FORUM:

- Newspapers are stacking up outside of Unit 211. The owner of Unit 211 needs to be contacted and they need to call the Oregonian to stop delivery. Vasily will be told to pick them up and recycle them if there are more than 2 to 3 papers piled in front of Unit 211's door. Donica Patell needs to be called and make the Oregonian stop delivering to Unit 215.
- The sign that Metro put on the gate needs to be removed.
- Power washing the Courtyard – Dave will recommend someone and get a proposal for the work to be done. The public sidewalks will be a separate bid.

III. MEETING MINUTES: William Meyer made a motion to approve the meeting minutes from December 9, 2012 and December 3, 2012. Sasha Welford seconded and the meeting minutes were approved unanimously.

IV. MANAGER'S REPORT: Nancy La Voie gave a brief update on the status of Unit #215. There has been no offer from the bank yet.

V. BUILDING AND GROUNDS COMMITTEE: Dirk Jongejan presented a draft of the Parklex replacement specifications for a formal proposal. Larry Emery has reviewed the proposal and made a recommendation that Steve Russell review the package before it goes to the selected contractors. The start date would be contingent on the contractor getting the appropriate building permits. Deck inspection needs to be scheduled so it can be determined which panels need to be replaced. The package will be ready by Wednesday for Steve Russell's review.

The lock on the gate at the end of the Raleigh building is in need of repair.

VI. OTARD PROPOSAL: Stanley Townsend presented the proposal from Able Communications for the installation of digital off-air antennae for the local channels free to air. The cost of the installation is \$2,150 and would allow each resident to choose over the air, Comcast or DIRECTV. William Meyer made a motion to accept the proposal. Sara Burton seconded and the motion was carried out unanimously. Able will provide a cost information sheet based on the size of the antennae.

**THE VAUX CONDOMINIUM
BOARD OF DIRECTORS MEETING
FEBRUARY 25, 2013
PAGE 2 OF 2**

- VII. SECURITY:** Stanley Townsend presented a proposal to add sweeps like garage storage room to both bike rooms and the 8 residential floor storage rooms. The sweeps have been proposed to be added to the bike room, three elevator vestibules, and four stairwell doors from the garage to the main floor.
- VIII. LANDSCAPE REPORT:** DJ is meeting with Seven Dee's tomorrow morning (2/26/2013) to identify some winter pruning needs.
- IX. TREASURERS REPORT:** The reserve account has been invested in the short term. William Meyer is going to coordinate with Larry to finalize the investment.
- X. SOCIAL COMMITTEE:** The next meeting has been scheduled for March 14, 2013 in the Raleigh Building Lobby from 5:00 PM to 7:00 PM.
- XI. COMMUNICATION COMMITTEE:** Hal Barwood has 86 members on the social site. Hal has requested that he be added to the BOD distribution list to better disseminate information to the Vaux community.
- XII. NEXT MEETING DATE:** Email board after the Annual Owners Meeting in April.
- XIII. ADJOURN –** There being no further business, the meeting was adjourned at 7:44 PM.