

approved

**THE VAUX CONDOMINIUM
BOARD OF DIRECTORS MEETING
JUNE 5, 2013
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**MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE VAUX CONDOMINIUMS OWNERS' ASSOCIATION
HELD AT 8:00 PM, WEDNESDAY, JUNE 5, 2013, THE HOLIDAY INN EXPRESS, 2333 NW VAUGHN STREET,
PORTLAND, OR 97210.**

PRESENT:

Larry Emery, Chair
Michael Martin, Vice Chair
Sara Burton Secretary
Sasha Welford, Director

ABSENT:

William Meyer, Treasurer

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 6:00 PM.

- II. MEETING MINUTES:** Larry Emery made two corrections to the minutes a presented to fix one typo and the deletion of reference to the name of the bank in the Discussion of the disposition of unit 215. **AGREED:** Sasha Welford made a motion to approve the meeting minutes from April 29, 2013. Sarah Burton seconded and the meeting minutes were approved unanimously.

III. REPORTS AND DISCUSSIONS

1. **BUILDING MAINTENANCE COORDINATORS REPORT:** Nancy La Voie reported on the maintenance report that was distributed via email.

2. **BUILDING AND GROUND COMMITTEE REPORT:** Larry Emery reported that the committee is moving ahead with the replacement of the Liebert Emergency Power supply replacement. The committee has authorized a study to evaluate the load requirements of the new system. Bids are due 6/30/2013. The Building and Grounds Committee will review the initial bids and make a recommendation to the Board.

The Parklex project is moving ahead on schedule, Axis Construction is doing exceptionally good work. Ron Kinley was instrumental in getting all the decks inspected. More panels on the decks need to be changed and it is uncertain whether there will be enough material to complete the project. The association may need to purchase additional material. The plan is to exhaust the current supply, then take a physical assessment of how much will be needed to complete the replacement. There will be a 12 week lead time to the purchase of more materials. The total cost of the project is still within the amount provided in the settlement funding for the project. To date, no association funds have been spent in this project.

The landscaping looks great. Dirk Jongejan is the liaison with the landscapers. Sarah Burton noted that the Rhododendrons need to be kept from overtaking the stairs and noted that on the east side walkways, the cedars in the planters are getting overgrown.

IV. UNFINISHED BUSINESS:

1. No Smoking Amendment – Nancy La Voie reviewed the results from the survey that was done in early 2013.

AGREED: Larry Emery made a motion to authorize CMI to engage with Steve Russell to start drafting a no smoking amendment. Sarah Burton seconded the motion passed unanimously.

2. Board Vacancy - Larry Emery reported that Michael Martin has resigned from the Board of Directors. Under the Bylaws, the Board has the authority to appoint a replacement.

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AGREED: Larry Emery made a motion to appoint Ron Kinley to replace Michael Martin. Sasha Welford seconded and the motion carried unanimously.

3. Review of Rules Regarding BBQs – The Bylaws prohibit open flame propane BBQs and turkey fryers. The Board believed that charcoal BBQs are acceptable. One resident is allegedly using charcoal starter fluid which is an annoyance to the adjacent residents.

Several exceptions to code prohibiting charcoal:

- i. If the patio has a fire sprinkler
- ii. If the façade is not combustible
- iii. If the BBQ is at least 10 feet from a combustible wall

The Fire Marshall does not enforce the code. Charcoal starter fluid is a violation of the Fire Code. Larry Emery proposed the following policy: Reference the section of the Bylaws that prohibit BBQs, transportation of propane and other liquid igniters is prohibited by fire code. Prohibit the use of liquid igniters but allow charcoal BBQs where balconies have sprinklers. The only method of ignition should be with electric starters. No self lighting briquettes.

AGREED: Larry Emery made a motion to accept the policy as amended. Sarah Burton seconded and the motion passed unanimously.

4. Social Committee – The next social event is on June 13 from 5pm to 7pm in the Savier Lobby.

5. Owners Forum - One resident objects to residents having more than one BBQ. The Board is not going to act on that at this time.

V. NEXT MEETING DATE: The next Board of Directors meeting is scheduled for August 28, 2013 at the Holiday Inn Express, 2333 NW Vaughn Street, Portland, OR 97210.

VI. ADJOURN – There being no further business, the meeting was adjourned at 7:24 PM.