

APPROVED  
08/09/10

**THE VAUX CONDOMINIUM  
BOARD OF DIRECTORS MEETING  
JUNE 7, 2010  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE VAUX CONDOMINIUMS OWNERS' ASSOCIATION HELD AT 6:30 PM, MONDAY, JUNE 7, 2010, AT THE RALEIGH BUILDING LOBBY, 2335 NW RALEIGH STREET, PORTLAND, OR 97210.**

**PRESENT:**

Hal Barwood, Chair  
Grant Shaffer, Vice Chair  
Sara Burton, Secretary  
Bill Meyer, Treasurer  
Sasha Welford, Director

**BY INVITATION:**

Nancy La Voie, CMCA, AMS, Community Manager  
**COMMUNITY MANAGEMENT INC, AAMC**

**OWNERS:**

Andrea Drury (unit #336), Larry Emery (unit #101).

**I. CALL TO ORDER AND ACCEPTANCE OF AGENDA**

The meeting was called to order at 6:37 PM.

**II. FINANCES**

- A. Financial Report** – Bill Meyer reviewed the financial report, year-to-date thru April 30<sup>th</sup>. It was noted that the expenses are \$ 4k under budget but that it is early in the year to try to anticipate actual annual expense. Grant Shaffer suggested considering using working capital for one time capital improvements. However, Larry Emery cautioned about drawing down the working capital fund. A discussion followed, after which the consensus of the Board was that Bill Meyer's assessment of the current budget was correct.

**III. ACTION ITEMS**

- A. Update of Lighting Systems in Garage and Stairwells** – It was reported that the cost of garage lighting upgrade could be as high as \$ 17,000.00. Discussion followed regarding the upgrade cost, and the funding of such project (operating vs. working capital vs. replacement reserves). Grant Shaffer presented the hybrid solution of two proposals, utilizing some single bulb, some double bulb, and some movement of fixtures.
- Agreed:** Grant Shaffer made a motion to accept the MPD garage lighting upgrade with a not to exceed cost of \$ 16,500.00. Bill Meyer seconded and the motion was carried unanimously.
- Agreed:** Grant Shaffer made a motion to have the initial cost paid from replacement reserve funds. Bill Meyer seconded and the motion was carried unanimously.
- Agreed:** Grant Shaffer made a motion to distribute the project related rebates and tax credits back to the replacement reserve account and to leave operating savings in the operating fund. Sasha Welford seconded and the motion was carried unanimously.
- B. Parking Lot Cleaning** – Discussion was held regarding the association possibly purchasing the parking garage cleaning equipment for \$ 4,000.00. Additional projects the Board considered were paint touch up for \$ 1,000.00, carpet cleaning for \$ 3,000.00, and bollard straightening for \$ 1,000.00.
- Agreed:** Grant Shaffer made a motion to authorize up to \$ 1,000.00 for paint touch up work. Bill Meyer seconded and the motion was carried unanimously.
- Agreed:** Grant Shaffer made a motion to authorize up to \$ 1,000.00 for light bollards straightening project. Bill Meyer seconded and the motion as carried unanimously.

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**Agreed:** Grant Shaffer made a motion to authorize the purchase of a garage vacuum at approximately \$ 4,000.00. Sasha Welford seconded and the motion was carried unanimously.

**C. Review of Metro Proposals** – The Board reviewed Metro proposals, and stated they do not wish to consider, now or in the future, neither the \$ 7,000.00 proposal to replace the hydraulic rams with heavy duty pad mounted units, nor the \$ 1,800.00 proposal to replace the hydraulic openers with similar operators. However, the Board requested to review the \$ 1,200.00 Metro proposal, upon completion of the association mid-year finance review.

**IV. ADJOURNMENT TO EXECUTIVE SESSION**

The Board adjourned to executive session at 7:55 PM in order to discuss a legal matter.

**V. RECONVENE**

The Board meeting was reconvened at 8:29 PM.

**VI. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:30 PM.