

**MINUTES OF THE VAUX CONDOMINIUMS ANNUAL MEETING HELD ON APRIL 23, 2012, AT 6:30 P.M. AT THE HOLIDAY INN EXPRESS, 2333 NW VAUGHN STREET, PORTLAND, OR 97210.**

**PRESENT:** Hal Barwood, Chairman  
Sara Burton, Secretary  
Bill Meyer, Treasurer  
Sasha Welford, Director  
Larry Emery, Director

**BY INVITATION:** Nancy La Voie, Community Manager, CMCA, AMS  
Angelina Kuzmenko, Community Administrator  
**COMMUNITY MANAGEMENT, INC., AAMC**

**OWNERS:** Owners as reflected on the sign in sheet.

**I. CALL TO ORDER**

Chairman Hal Barwood called the meeting to order at 6:38 PM.

**II. ROLL CALL AND CERTIFYING OF PROXIES**

Nancy La Voie certified that a quorum of owners was established.

In Present	13
By Proxy	62
Total	75

**III. PROOF OF NOTICE OF MEETING**

Community Manager Nancy La Voie certified that notices for the annual meeting were mailed to homeowners on or about March 16<sup>th</sup>, 2012.

**IV. APPROVAL OF MINUTES OF PRECEDING MEETING**

**AGREED:** Larry Emery made a motion to approve the 2011 Annual Meeting minutes as submitted. Hal Barwood seconded and the motion carried unanimously.

**V. NON-SMOKING BUILDING DISCUSSION**

The Board held a discussion regarding The Vaux possibly becoming a non-smoking building; Nancy La Voie discussed the various processes and reported on other condominiums that have recently gone non-smoking. Larry Emery pointed out the effects of second-hand smoke on people as well as pets. A homeowner in attendance inquired on the potential financial burden that could result for homeowners who are in the middle of a lease and whose tenants currently happen to be smokers. Hal Barwood discussed the possibility of giving advance enough notice to residents that smoker-owners would have the ability to sell units, and owners who currently rent to smokers would have time to find non-smoker renters.

**AGREED:** Bill Meyer made a motion to move forward to amend the association declaration to make The Vaux non-smoking. Sasha Welford seconded and the motion carried unanimously.

**VI. REPORTS OF OFFICERS**

- A. Chairman's Report** – Hal Barwood expressed his gratitude for the opportunity to serve the community over the last two years.
- B. Treasurer's Report** – Bill Meyer reported that the funds are fully invested at this time, and the finances are on good footing.
- C. Secretary's Report** – Sara Burton stated she enjoys staying on top of what is going on in the community.

- D. Building and Grounds Committee Report** – Larry Emery reported on the committee accomplishments and stated they are currently in process of working on a new maintenance plan and reserve study. The committee has also reached an agreement on which parklex panels need replacement, and although TCR has gone silent, the committee will continue to try to work out a plan for repairs. A question was raised regarding the rubber caulking on the exterior of the building, and Larry Emery stated this should be included in the maintenance plan.
- E. Social Committee Report** – Barbara Barwood reported on plans to hold a social event either at the end of May or at the beginning of June, on a Thursday evening.
- F. Bike Committee Report** – The committee has received an overwhelming response to a recent announcement regarding bike storage, and currently there is a good-sized waiting list. Discussion was held regarding the recent work on one of the bike room doors which was reversed for easier access.
- G. Communications Committee Report** – Hal Barwood announced that the association website has a full copy of the owner's manual, as well as floor plans, available on their website; a request was made for ideas for future newsletters.

## **VII. ELECTION OF DIRECTORS**

Larry Emery thanked Hal Barwood for his service in the community.

Nancy La Voie reported that three (3) positions were to be filled on the Board of Directors, and while Sara Burton and Sasha Welford would be returning to the Board, Hal Barwood would not. Community Manager Nancy La Voie opened the floor for nominations. Michael Martin accepted the nomination for the Board of Directors.

### **AGREED:**

Larry Emery made a motion to accept the three (3) nominees by acclamation. Bill Meyer seconded and the motion carried unanimously. Board officers will be determined at the next Board of Directors meeting.

## **VIII. UNFINISHED BUSINESS**

- A. Fountain Rocks** – A brief discussion was held regarding the fountain rocks discoloration. Larry Emery believes the discoloration may be coming from the reservoir.

## **IX. NEW BUSINESS**

- A. Tax Revenue Ruling 70-604** – The homeowners voted via ballots to accept the tax revenue ruling 70-604; the ballot results showed the motion passed without opposition.

## **X. OWNERS FORUM**

A homeowner in attendance asked about acquisition of patio furniture; the Board feels the patio is too narrow and furniture would be placed too close to windows and will impede on the privacy of first floor units.

Homeowner brought to attention his recent trouble with an entrance door; CMI is to dispatch for repairs.

Discussion was opened by a homeowner regarding Yellow Pages delivery; owners were encouraged to instruct the delivery people to leave the building if they attempt deliveries in the future.

## **XI. ADJOURNMENT**

There being no further business, the Annual Meeting was adjourned at 7:43 P.M.