

APPROVED

THE VAUX CONDOMINIUM
BOARD OF DIRECTORS MEETING
JUNE 21, 2017
PAGE 1 OF 2

MINUTES OF THE VAUX CONDOMINIUMS BOARD OF DIRECTORS MEETING HELD ON JUNE 21, 2017,
AT 6:00 PM AT FRIENDLY HOUSE, 2617 NW SAVIER ST., PORTLAND, OR 97210

PRESENT: Larry Emery, Chairman
Ron Kinley, Treasurer
Sara Burton, Secretary
Sasha Welford, Director
Abe Farkas, Director

BY INVITATION: Nancy L. La Voie, PCAM, CMCA, CAMP
COMMUNITY MANAGEMENT, INC., AAMC

OWNERS: Per the sign in sheet

I. CALL TO ORDER

The meeting was called to order at 6:08 PM.

II. OWNERS' FORUM

- Owner complimented Cricket Beller's work for the Association.
- Owner asked about cost of the replacing the baseboards in the lobbies.
- Owner asked for the contract between association and Dennis' 7 Dees – will make an appointment at CMI to review.

III. APPROVAL OF MINUTES – March 14, 2017

Larry Emery suggested a correction to VI. B. to delete "September or."

AGREED: Larry Emery made a motion to approve the minutes as amended. Sasha Welford seconded the motion and it carried unanimously.

IV. SOCIAL REPORT

- A.** Barb Barwood reported that the next social is planned for Thursday, June 29, from 5-7 pm in the courtyard if it is not raining, or in the Raleigh lobby if it does rain.
- B.** An informal social is planned for Tuesday, August 1st.

V. COMMUNICATIONS REPORT

Hal Barwood reported that there are three web presence sites.

VI. FINANCIAL PRESENTATION

Ron Kinley reported on the financial status and investment status.

VII. BUILDING AND GROUNDS REPORT

A. Building Maintenance Coordinator's Report

- 1. Alex Burson reported on the Building Maintenance Coordinator items.
 - a. Portland Mechanical Contractor proposal for check valves - \$2,987.
 - b. Metro proposal for three mirrors at the garage entrance - \$562; \$388 for on the street; and \$174 for a mirror at the bottom of the garage ramp, which could be positioned so drivers of vehicles entering the garage could see if someone was entering behind them.
 - c. USA mechanical proposal for post PM \$2,190.
- AGREED:** Larry Emery made a motion to approve all three proposals. Sara Burton seconded the motion and it carried unanimously.
- d. Discussion about building negative air pressure and the PMC provided budget proposal to replace the exhaust fans with adjustable speed fans. Larry Emery

suggested engaging an engineer to develop a recommended scope of repair, obtain and evaluate bids, and oversee installation if the Board proceeds with the work.

- e. Smoke detector replacement - discussion about notifying owners that detectors must be replaced and include information about basic replacement.

B. Water Feature Repair Update

Work is done; only one item left on the punch list.

C. Landscape Report – Alice Kinley

- 1. Alice Kinley reported on the current landscape maintenance activities.

- a. Animal Passive Barrier

- Discussion followed regarding Dirk Jongejan's proposal for passive barrier to keep dogs out of the landscaping.

- AGREED:** Abe Farkas made a motion to move ahead with Option A – Alice Kinley and Dirk Jongejan will work with vendors to get bids. Sara Burton seconded the motion and it carried unanimously.

VIII. MANAGER'S REPORT

None reported.

IX. UNFINISHED BUSINESS

A. Ad Hoc Bike Storage Committee Update

- 1. Discussion regarding bike storage option. Larry Emery and Grant Shafer walked the garage to identify places in the garages. Consensus is to implement construction of the proposed small cage at the Raleigh end of the garage; add seven racks and institute a \$5/month fee for all bike storage. CMI will obtain a proposal for constructing the cage. It was agreed to phase in a fee starting with the users of the new cages.

B. Unit Smoke Detector Replacement

No report.

C. Resident Violations – Process and Fine Structure

No report.

D. Building Security Measure Discussions

No report.

X. NEW BUSINESS

Larry Emery presented a letter of resignation effective at midnight June 21, 2017. Larry Emery also presented a resolution that would allow him to continue to represent the Board during the ongoing litigation.

AGREED: Ron Kinley made a motion to adopt the resolution. Sasha Welford seconded the motion, four in favor, Larry Emery abstained.

The Board will call a special meeting to appoint a director to fill the remainder of Larry Emery's term.

XI. ADJOURN

There being no further business, the meeting was adjourned at 7:46 PM.