

**THE VAUX CONDOMINIUM
BOARD OF DIRECTORS MEETING
FEBRUARY 7, 2011
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MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE VAUX CONDOMINIUMS OWNERS' ASSOCIATION HELD AT 6:30 PM, MONDAY, FEBRUARY 7, 2011, AT THE HOLIDAY INN EXPRESS MEETING ROOM, 2333 NW VAUGHN 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
David Berg, Building Maintenance Coordinator
COMMUNITY MANAGEMENT INC, AAMC

OWNERS: Owners as reflected on the sign in sheet.

I. CALL TO ORDER

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

II. OWNERS' FORUM

An incident was reported of somebody vomiting in the garage, and clean up was necessary.

A question was raised regarding permission to store carts in parking spaces, which the Board agreed to take under consideration. Hal Barwood stated that the Board will allow temporary use of the recycle rooms for private cart storage until the rooms are needed for something else.

A brief discussion was held regarding electric car charging stations.

III. BUILDING MAINTENANCE COORDINATOR'S REPORT

- A. Lighting Projects Update** – It was reported that the signage lighting installation has been completed, and the stairwell lighting project is waiting for approval from the Oregon Energy Trust. Grant Shaffer expressed his dissatisfaction with the signage lighting as the light is cast more on the canopy than on signage; the fixture is shorter than the sign, and the conduit visible in daytime. Dave Berg will follow up with the installer to see what changes can be made. With regard to fountain lights, it was reported that a lower wattage lamp was found and already installed. Grant Shaffer suggested the fountain lighting isn't as effective as it used to be and suggested polling the residents in the next newsletter.
- B. Sidewalk Pressure Washing** – Discussion was held regarding the sidewalk pressure washing as the sidewalk turned green early this year. Although the pressure washing is on the calendar for evaluation in April, Grant Shaffer and Bill Meyer would like to have this project completed now. Dave Berg is to schedule the sidewalk pressure washing for the week of February 14th, 2011.
- C. Alternative Power Supply** – Discussion was held regarding the lingering problem with access control system not functioning during the recent power outage. Upon review of the system by MPD Electrical, the system appeared to have been tied into a backup system in 2009 as a warranty item. At this time, the only way to test is to shut down power to the entire building. The Board consensus was for Dave Berg to continue to investigate the power problems and report back to the Board. Should a defect be determined, TCR will be notified. The Board followed with an approval of proposal to completely disconnect the elevator emergency power systems. Dave Berg

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will also hold a training session for Board members on how to release the parking garage gate manually in a power outage.

IV. MANAGER'S REPORT

- A. Panel Replacement** – Nancy La Voie reported that the letter drafted by Association attorney Steve Russell regarding the Parklex panels has been sent to the attorney representing TCR.

V. DISCUSSION ITEMS

- A. Approval of Previous Minutes**

Agreed: Bill Meyer made a motion to approve the November 8th, 2010, meeting minutes as presented. Grant Shaffer seconded and the motion was carried unanimously.

VI. GENERAL REPORTS

- A. Finance Committee** – Bill Meyer reported on the December 2010 financial report, and noted that there has been \$21,000 carried over from the 2010 revenue. It was also confirmed that the audit process has begun.

- B. Landscape Committee Report** – None.

- C. Bicycle Committee Report** – Grant Shaffer reported that there is currently a short waiting list for those wanting to store their bikes, while all abandoned bikes in the bike storage rooms will be donated to Goodwill. Shaffer confirmed there are plans to remove a disassembled bike on Savier, as soon as a kryptonite lock can be removed. Kathy Sweet is to post a notice on the bulletin boards, and the Bike Committee will work on developing a policy for inoperable bikes that are stored on the sidewalk bike racks.

Agreed: Grant Shaffer made a motion to adopt a policy which would require all bikes stored in public areas to be assembled and operable, or otherwise be removed after 30-day notice to be stored for another 30 days, and then donated. Bill Meyer seconded and the motion was carried unanimously.

- D. Building Committee Report**

i. Lobby Plants Evaluation – Discussion was held regarding the lobby plants. The consensus is that the plants and pots are not enhancing the areas and Dennis' Seven Dees will be asked to remove them. The Board will continue to look for alternatives.

ii. Courtyard Gate Rewiring for Quicker Release – Hal Barwood has been working with Metro on gate rewiring in order to have the gate lock release quicker by connecting magnetic lock directly to the panic bar.

Agreed: Grant Shaffer made a motion to accept the proposal from Metro for this work. Bill Meyer seconded and the motion was carried unanimously.

iii. Realtor Lockbox Rails – It was reported that there is a non-realtor lockbox installed on the Savier building. Sara Burton is to find out which unit the box is related to. If this lockbox belongs to a homeowner, CMI will send a letter to the owner.

- E. Social Committee Report** – Barbara Barwood reported on the December event, and noted that the committee spent \$10.48 over the budget for the entire year. In addition, Umpqua Bank and Food Front made generous donations. The committee is meeting later on in the month to set a date for the next social event, which will probably be held towards the end of March, in the Savier Lobby.

- F. Communications Committee Report** – Hal Barwood confirmed that he is working on preparing the next newsletter.

VII. UNFINISHED BUSINESS

- A. Reconstituted Architectural Review Committee** – The Architectural Review Committee members had resigned last fall, and the Board must decide what to do to

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fill the positions. Sara Burton suggested inviting volunteers via an announcement in the next newsletter.

- B. Motorcycle and Kayak Storage in Garage** – Hal Barwood identified several areas where the association could add storage facilities in the common spaces of the property. Barwood will develop a proposal for the Boards consideration.
- C. Annual Calendar** – Discussion was held regarding adding sidewalk power wash in December, as well as the upcoming leave evaluation in April. The Board requested to have budget approval moved to the month of October.

VIII. NEW BUSINESS

- A. Fluorescent Light Recycling** – The Board held a brief discussion regarding recycling of fluorescent lights, and requested for Nancy La Voie to speak with Mark Youngren regarding this.
- B. Car Washing Report** – Grant Shaffer reported on recent car washing activity by the garage restroom. A request was made to have Kathy Sweet post a notice regarding this by the sink in the restroom. The Board also requested the fluorescent tape to be removed from the area and instead painted in yellow.
- C. Neighborhood Development/Proposed Apartments** – Discussion was held regarding the Mill Creek Residential development, which is the new proposed apartment building at 23rd and Savier, and will consist of 179 units and 130 parking spaces. Sara Burton suggested engaging with the NW Neighborhood Association, assuming that they are going to oppose the planned development. In addition, Nancy La Voie is to find out if the neighboring association is planning to oppose this development. Grant Shaffer reported on the initial hearing he attended, and stated that the Planning Committee seems to be focused on bikes for resident transportation, and are not being realistic regarding vehicles. Reportedly, they are also looking for height variance. The Board would like to encourage homeowners to attend future meetings and hearings.

IX. SET NEXT MEETING DATE

The next meeting date, which will be the Annual Owner's Meeting, has been scheduled on March 21st, 2011, to be held at the Holiday Inn.

X. ADJOURNMENT

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