

MINUTES OF THE VAUX CONDOMINIUMS BOARD OF DIRECTORS MEETING HELD ON MARCH 14, 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

ABSENT: 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 6:06 PM.

II. OWNERS FORUM

- Paul Block, unit 339, asked about a building security discussion item.
- Cecilia Cheung, unit 414, is impressed with progress that has been made in restoring the Raleigh water feature.
- Jonathan West, unit 321, asked about the possibility of installing solar panels on the roof and suggested putting LED bulbs in the hallway sconces.
- Janet Schaefer, unit 321, asked about forming an emergency preparedness sub-committee.

III. APPROVAL OF MINUTES – December 13, 2016

AGREED: Ron Kinley made a motion to approve the December 13, 2016 minutes. Sara Burton seconded the motion and it was carried unanimously.

IV. SOCIAL REPORT

None reported.

V. COMMUNICATIONS REPORT

None reported.

VI. FINANCIAL PRESENTATION

A. Reported on overall status of investments. Interest rates are slowly going up. \$5,400 interest earned in the first two months of 2017.

B. Larry Emery reported on the litigation trial date – October 2017; mediation is May 9th.

VII. BUILDING AND GROUNDS REPORT

A. Building Maintenance Coordinator's Report

1. Introduction of Alex Burson, who is replacing David Berg as the Building Maintenance Coordinator for the Vaux.
2. One proposal in BMC report this month – annual preventative maintenance from Snyder Roofing.

AGREED: Larry Emery made a motion to accept Snyder Roofing preventative maintenance proposal. Ron Kinley seconded the motion and was carried unanimously.

3. Smoke detector replacement in units – the Board requested that Alex continue to pursue bulk replacement of the smoke detectors in units.

B. Water Feature Repair Update

None reported.

C. Landscape Report – Alice Kinley

Seasonal pruning of trees and shrubs. Taken two large rocks out of water feature and relocated to Savier planter. Did a walk-through in early March with the goal for planning for second quarter.

VIII. MANAGER'S REPORT

1. Reported on cart incident and cart recovery.
2. Request from owner to be moved up on the rental approval wait list. The Board suggested that if all seven owners ahead of him agreed to yielding their spots, he could move up.

IX. UNFINISHED BUSINESS

A. Ad Hoc Bike Storage Committee Update

1. Matt Spathas presented findings of the committee.
2. Proposed reorganization of existing bike rooms; the cost thereof; charge to owners using secured bike rooms; plan for adding bike racks on common area garage walls; garage walls in parking spaces. Discussion followed regarding charging for the use of the new spaces in order to pay back the costs associated with the upgrades.
3. Next step is to move forward with a survey; board to review before it goes out.

B. Resident Violations – Process and Fine Structure

Deferred to next meeting.

X. NEW BUSINESS

A. Discussion Regarding Building Security

1. Discussion about actions taken in the past to enhance security of bike rooms and storage rooms.
2. Search for an independent security consultant. Matt Spathas to assist in finding a consultant.

B. Set Annual Owners' Meeting Date

1. Date for annual owners' meeting set for Wednesday, April 26th - call Holiday Inn
2. Three vacancies – Larry Emery and Ron Kinley will run again. CMI will check with Abe Farkas to see if he will be running again.

XI. ADJOURN

There being no further business, the meeting was adjourned at 7:54 PM.