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**THE VAUX CONDOMINIUM  
BOARD OF DIRECTORS MEETING  
NOVEMBER 5<sup>TH</sup>, 2012  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE VAUX CONDOMINIUMS OWNERS' ASSOCIATION HELD AT 6:00 PM, MONDAY, NOVEMBER 5<sup>TH</sup>, 2012, IN THE SAVIER LOBBY OF THE VAUX CONDOMINIUMS.**

**PRESENT:** Larry Emery, Chair  
Sasha Welford, Director  
Sara Burton, Secretary

**ABSENT:** William Meyer, Treasurer  
Michael Martin, Director

**ALSO IN ATTENDANCE:** David Berg  
Building Maintenance Coordinator, CMI  
Nancy La Voie, CMCA, CAMP  
Community Manager, CMI

**I. CALL TO ORDER**

The meeting was called to order at 6:10 PM by Larry Emery.

**II. OWNER'S FORUM**

Hal Barwood noted that there is a bike that is missing its front wheel in front of the Raleigh building that should be removed, and a stool that has been left in the cart storage room that should not be tagged for removal.

Mary Lou Cook stated that she would like a ladder back in the trash room. Hal Barwood reminded the owner that the Board had previously declined to approve the ladder to be used by owners for work in their units.

**III. APPROVAL OF MEETING MINUTES FROM 9/10, 10/8, 10/18**

**AGREED:** Sara Burton made a motion to approve the three sets of meeting minutes. The motion was seconded by Sasha Welford and carried unanimously.

**IV. MANAGER'S REPORT**

Nancy La Voie reported that the owner of 327 had conducted an unscheduled move out, which carried into a discussion about the move out.

**AGREED:** Sara Burton made a motion to waive the \$500 unscheduled move fee. The motion was seconded by Sasha Welford and carried unanimously.

Nancy La Voie reported that there was still research being done to combat the algae problem in the water features. She also stated the interest in sending a non-smoking survey out to residents.

**AGREED:** Sasha Welford made a motion to approve sending the amended survey to owners. The motion was seconded and carried unanimously.

**V. BMC REPORT**

David Berg reported that 97 units thus far have had the dryer duct cleaning procedure completed. David also presented the status of recent HVAC repairs and the semi-annual roof inspection.

David Berg presented a proposal for an engineer to assist in the Liebert uninterruptible power supply replacement, and suggested retaining an independent consultant, BEA Consulting, to prepare specs and oversee the bidding process. The proposal was for \$3785.

**AGREED:** Sara Burton made a motion to approve the proposal to retain Bea consulting at the cost of \$3785 funded from the replacement reserves. Sasha Welford seconded and the motion carried unanimously.

Berg presented proposals from three vendors to replace all ballasts in lighting in hallways, elevator lobbies, and garage elevator vestibules.

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**AGREED:** Sara Burton made a motion to accept the proposal from Pacific Lamp to replace all ballasts in common area light interior light fixtures. Sasha Welford seconded and the motion carried unanimously.

**VI. DISCUSSION ITEMS AND REPORTS**

**Building and Grounds Committee-** Larry Emery reported that he thought the Board would soon be able to report on the pending settlement with Parklex, but that attorneys are still detailing the agreements. He also reported on the current status of unit 215, where the former owner has a right of redemption ending in early December.

**Treasurer's Report-** Larry Emery presented information prepared by Bill Meyer regarding the current financial reports of the Association.

**2013 Budget Proposal-** Larry Emery presented a draft of the 2013 Budget. The proposed budget includes contingency to fund Parklex panel replacement costs among other unanticipated or unknown operating expenses. The committee is recommending a 5% HOA fee increase.

**AGREED:** Sasha Welford made a motion to approve the budget with a 5% fee increase, which was seconded by Sara Burton and carried unanimously.

**Landscape Committee Report-** Larry thanked Dirk Jongejan for all his volunteer work with Dennis 7 Dees. He also reported that the pruning was done, the fall planting complete, and that a dead maple tree on NW 24<sup>th</sup> would be replaced. The committee is going to be replanting areas where the rhododendrons have died with camellias. It was also reported that in several areas in the courtyard and around the buildings are scheduled to have the pavers re-leveled by the landscapers.

**ARC Committee** – No new applications

**Bike Committee** – No report

**Social Committee** – Barb Barwood will be planning a December social event. The Barwoods are also going to install holiday lights at the building entrances again this season. Hal Barwood reported that 65 residents have signed up on the social network site.

**VII. NEW BUSINESS**

**The Oregonian Delivery** – Discussion followed regarding the current delivery procedure at The Vaux. Larry Emery stated that the Association could enter into an agreement with the distributor and issue a fob if they agree to have building security measures.

**AGREED:** Larry Emery made a motion to authorize Nancy La Voie to execute an agreement with the distributor and issue a fob. Any papers found in the hallways after 12:00pm are to be recycled by the building staff. Sara Burton seconded and the motion carried unanimously.

**Emergency Planning at The Vaux** – Larry Emery suggested a committee of volunteers should study the matter and make recommendations. Sara Burton agreed to be the Board liaison, and Su Elliot has offered to be on the committee. The committee will work with Dave Berg, CMI, on understanding how the building will react in various emergency situations.

**VIII. NEXT MEETING DATE** – The next Board meeting will be held on December 3<sup>rd</sup> at 6:00pm.

**IX. ADJOURN** -- There being to further business, the meeting was adjourned at 8:06 PM.