

approved

**THE VAUX CONDOMINIUM
ANNUAL HOMEOWNERS MEETING
APRIL 28, 2015
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MINUTES OF THE VAUX CONDOMINIUMS ANNUAL MEETING HELD ON APRIL 28, 2015, AT 6:30 P.M. AT THE FRIENDLY HOUSE COMMUNITY CENTER, 1737 NW 26TH AVENUE, PORTLAND, OR 97210

PRESENT: Larry Emery, Chair
William Meyer, Treasurer
Ron Kinley, Director
Sasha Welford, Director

ABSENT: Sara Burton, Secretary

BY INVITATION: Nancy La Voie, Community Manager, PCAM, CMCA, CAMP
Ilsa Weishar, Community Administrator
COMMUNITY MANAGEMENT, INC., AAMC

OWNERS: Owners as reflected on the sign in sheet

I. CALL TO ORDER

The meeting was called to order at 6:30 P.M.

II. ROLL CALL AND CERTIFYING OF PROXIES

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

In Person	16
<u>By Proxy</u>	<u>57</u>
Total	73

III. PROOF OF NOTICE OF MEETING

Community Manager Nancy La Voie certified that notices for the annual meeting were mailed to homeowners on March 30, 2015.

IV. APPROVAL OF MINUTES OF PRECEDING MEETING

AGREED: A motion was made by William Meyer to waive the reading of the annual meeting minutes from 2014 and approve the 2014 Annual Meeting Minutes. The motion was seconded by Sasha Welford and was carried unanimously.

V. REPORTS OF OFFICERS

A. President's Report

Larry Emery reported that the state of the Vaux is very strong. The landscaping is in good care. The financial situation is very strong. There have been no increase in HOA fees in the past two years. Parklex project work is done, no net expenditure. Regarding the Victaulic - The Board has estimate of replacement costs of \$800,000. Legal and consultant fees could be \$150,000. Board authorized moving forward and will likely join with other associations in Portland to share cost burden. Need to remove all couplings in Savier boiler room and replace with copper for \$10,000. We will be asking for eight owners in Savier to do sampling from their faucet screens.

B. Treasurer's Report

William Meyer reported on the current financial status of the Association. The Vaux has assets of \$1.3 million and in 2014 earnings of \$20,000.

C. Building and Grounds Committee Report

No formal report. All information has been made available on the website and through email distributions.

D. Communications Committee

Nothing to report.

E. Bike Committee Report

Nothing to report.

F. Manager's Report

Nothing to report.

VI. ELECTION OF DIRECTORS

Nancy La Voie reported that the terms of Bill Meyer, Larry Emery and Ron Kinley were expiring at the meeting and all were willing to run again. There being no other nominees, the floor was closed and a motion was called to re-elect these three members by acclamation and was carried unanimously.

VII. UNFINISHED BUSINESS

There was no unfinished business to discuss.

VIII. NEW BUSINESS

A. Owners Forum

Owner had a question regarding the lobby renovations; move fees; and amending the bylaws to increase minimal rental to 6 or 12 months.

Owners in meeting would like the Board to consider bylaws amendment.

Discussion regarding Board pursuing Movn'in Mavens services.

Pam Tower had concerns about dog owner etiquette.

There was some concern regarding City of Portland notices for work in the neighborhood.

B. Tax Revenue Ruling 70-604

Nancy La Voie described the Tax Revenue Ruling 70-604 and explained its purpose.

AGREED: A motion was made to adopt Tax Revenue Ruling 70-604 and was carried unanimously.

IX. ADJOURNMENT

There being no further business, the Annual Meeting was adjourned at 7:30 P.M.