

approved

**THE VAUX CONDOMINIUM  
BOARD OF DIRECTORS MEETING  
AUGUST 28, 2013  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE VAUX CONDOMINIUMS OWNERS' ASSOCIATION  
HELD AT 8:00 PM, WEDNESDAY, AUGUST 28, 2013, THE HOLIDAY INN EXPRESS, 2333 NW VAUGHN STREET,  
PORTLAND, OR 97210.**

**PRESENT:**

**Larry Emery, Chair  
Sara Burton, Secretary  
Sasha Welford, Director  
William Meyer, Treasurer  
Ron Kinley, Director**

**BY INVITATION:**

**Nancy La Voie, Community Manager  
COMMUNITY MANAGEMENT, INC  
David Berg, Building Maintenance Coordinator  
COMMUNITY MANAGEMENT, INC  
David Schwindt  
SCHWINDT & CO.**

**I. CALL TO ORDER**

The meeting was called to order at 6:05 PM.

**II. OWNERS FORUM:** Concerns were expressed about the continued algae growth in the fountains.

**III. REPORTS AND DISCUSSIONS**

1. **BUILDING MAINTENANCE COORDINATORS REPORT:** David Berg reported that there were no new proposals for Board consideration.

The Board had asked CMI to work with the vendor to re-lamp the retrofitted fixtures. The lights that were installed are less bright than the sample. Berg reported he is working with the installer, who has contacted the bulb manufacturer, as this appears to be defective materials.

David Berg reported on the replacement of Liebert System. Emerson has reduced their maintenance cost for the next 5 years, the system won't be replaced and the new maintenance contract will include a fixed favorable rate.

Parklex has been ordered. 10 new sheets are expected to arrive in 10 weeks. They are shipping from Spain. A check for \$5750 was sent to the distributor.

David Berg reported that the building appears to have 4 Victolic valves in the parking garage. The other valves are from a different manufacturer. USA Mechanical is under contract to perform routine maintenance and inspection. There has been no evidence at this time that there is any deterioration of these valves.

**IV. 2012 AUDIT PRESENTATION:** David Schwindt presented the 2012 Audit Report. The management letter and CPA recommendations were reviewed. In the 2013 Reserve Study update, the Board intends to focus on the large expense in outlying years to make sure they are valid for the association. A discussion followed about the interest rates for the reserve funding scenarios, the tax obligation from the transfer of unit 215.

**V. MEETING MINUTES:** Approval of meeting minutes from June 5, 2013.

**AGREED:** Sarah Burton made a motion to approve the meeting minutes from June 5, 2013. Sasha Welford seconded and the meeting minutes were approved unanimously.

**VI. BUILDING AND GROUNDS COMMITTEE REPORT:** Parklex has been ordered. The Board will determine the installation schedule when the material arrives. Disposition of Liebert UPS Maintenance. The preventative maintenance contract has been renewed per David Berg's report.

Reserve study update status – The committee has met with David Berg and will meet again with Morrison Hershfield as the study is being updated.

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- VII. NON-SMOKING AMENDMENT:** The Board reviewed and adjusted the language in the proposed declaration amendment to prohibit smoking in all areas of the Vaux, including in units.  
**AGREED:** William Meyer made a motion to accept the amendment and mail out secrecy ballots within 10 days. Ron Kinley seconded and the motion carried unanimously.
- VIII. NEW BUSINESS:** An owner is concerned about the dimness of the new hallway light fixtures. David Berg is working with the manufacturers to resolve the low light.  
The Vaux social will be held on Thursday, September 12, between 5:00PM and 7:00PM in the west courtyard.  
Sasha Welford reported that many owners were unhappy about having to remove their own screens for the window washing.
- IX. NEXT MEETING DATE:** The next Board of Directors meeting is scheduled for Wednesday, November 6<sup>th</sup> at the Holiday Inn Express, 2333 NW Vaughn Street, Portland, OR 97210.
- X. ADJOURN** – There being no further business, the meeting was adjourned at 7:55PM.