

**APPROVED**

**THE VAUX CONDOMINIUMS  
BOARD OF DIRECTORS MEETING  
OCTOBER 22, 2007  
PAGE 1 OF 5**

**MINUTES OF THE EXECUTIVE SESSION OF THE BOARD OF DIRECTORS AND THE BOARD OF DIRECTORS MEETING OF THE VAUX CONDOMINIUM HELD ON OCTOBER 22, 2007 AT THE FRIENDLY HOUSE COMMUNITY CENTER LOCATED AT 2617 NW SAVIER, PORTLAND, OREGON AT 6:45 PM BOARD MEETING (OPEN FORUM AT 6:30 PM).**

**PRESENT:** Mr. Larry Emery, Chair  
Ms. Noella Nelson, Vice Chair  
Ms. Elizabeth Ku, Treasurer

**ABSENT:** Dr. Samir Desai, Secretary  
Ms. Sara Burton, Director

**BY INVITATION:** Mrs. Diane Wood, Community Manager PCAM, AMS,  
CMCA  
**COMMUNITY MANAGEMENT, INC. AAMC**

**Owners as listed on the sign in sheet attached to the original set of minutes.**

**OWNERS' FORUM**

- 1) Joan Ryan, #236** – Ryan informed the Board that a van is parking in the striped zones on the east side of the east (Savier) elevator lobby.
- 2) Paul Moglia, #208** – Moglia has submitted a request for tile modification. He reported he has had defect issues with the granite counters in his bathroom and kitchen and that both will be replaced under warranty.
- 3) Rhonda Leonard, #201** - Leonard inquired as to when the window washing will be done.
- 4) Barbara Reese, #408** – Reese inquired if there was a known method to remove the screens in order to wash the windows.

**I. CALL TO ORDER**

The Chair called the meeting to order at 6:46 PM.

**II. APPROVAL OF MINUTES (SEE ATTACHED)**

**AGREED**

Motion made by Chair Emery, seconded by Vice Chair Nelson to approve the minutes as corrected from the meeting held on September 24, 2007 (see the following). Motion carried unanimously.

**"OWNERS FORUM...**

...3) Ken Schatzman, #328 – Requested that more bike racks be made available. The Chair responded this is a current an Association issue and will be evaluated by the Building and Grounds Committee.

**"II. SUMMARY OF ONE-YEAR WARRANTY INSPECTION -  
KATHLEEN SMITH, RDH BUILDING SCIENCES...**

...Chair Emery stated the Board had requested TCR respond to the report item by item as to their acceptance of or objection to responsibility. Upon receipt and acceptance of the final report, ~~and a response is received from TCR~~, authorization of payment for the contract services provided by RDH Building Sciences will be made.

Chair Emery reported based on the problematic operation of the elevators so far, the Board, TCR, CMI and RDH plan to have a meeting with THYSSENKRUPP to resolve the issues in final..."

**"VII. CMI STATUS REPORT– SUPPLEMENTAL (SEE ATTACHED)...**

...6. Touch up Painting of Hallways

**AGREED**

The Board agreed no action would be taken at this time and ~~will be reviewed~~ *it will be scheduled* in the spring of 2008.

**"X. COMMITTEE REPORTS...**

... Recycling – Desai reported the City of Portland would provide additional signage to clarify the recycling process. As far as recycling "wide neck plastics", Food Front and Whole Foods both recycle and a service can be hired to do regular pick-ups at the property (more information forthcoming). ~~In addition, Desai recommended that the recycling rooms could be used for additional bike storage, etc. if the recycling containers were relocated to the garage...~~

**"XVIII. NEGOTIATIONS WITH POST OFFICE...**

...Chair Emery reported he has met with the Station Manager of the Post Office and obtained their agreement to ~~shield~~ *explore shielding of* their side entry lights to reduce the glare on the residents of the Vaux....

**III . REQUEST FOR APPROVAL OF SIGNAGE INSTALLATION – UNIT 123**

Discussion followed concerning the request submitted by Versluys Arnaud, #123 to install a sign at the entrance to his unit that identifies his business. The Chair reported that Mr. Versluys has requested the unit be used for a business and referenced the Bylaws, Section 7.2. Arnaud stated that he may have given the impression to the Board at the last meeting that he had purchased the unit for the sole purpose of using it as a business, but instead stated that he plans to live in the unit on a part-time basis. The Chair stated the Board had reviewed this issue with counsel who advised the use did not meet the intent of the Bylaws. It was also noted that approving the request would designate the building as a mixed use building, rather than residential only.

**AGREED**

Treasurer Ku moved to disapprove the request for signage made by Versluys. Vice Chair Nelson seconded; motion passed without objection.

The Chair moved for the issuance of a letter to Versluys stating that his business as submitted is not permitted by the governing documents. Vice Chair Nelson seconded; the motion passed without objection. The Board of Directors will send Versluys a letter with

their response. It was noted that Mr. Versluys had interpreted the By-laws differently and found that his request would have no negative impact on the community.

**IV. MAINTENANCE COORDINATOR REPORT (SEE ATTACHED)**

It was discussed the Vaux has not been billed nor paid for services to ThyssenKrupp. CMI has requested Mark Lovely, Service Manager for ThyssenKrupp provide regular written reports and that the technicians sign in for service and maintenance visits.

**V. CMI STATUS REPORT (SEE ATTACHED)**

4. Installation of Bollards by Elevator

**AGREED**

Treasurer Ku moved to approve the installation of bollards by CMI SD to prevent vehicles from parking in front of the elevator equipment cage near the Savier building elevator. Vice Chair Nelson seconded, motion carried without objection.

5. Appointment of ARC Committee

It was discussed having standard guidelines on hand for owners to reference for typical changes would be helpful to the owners.

**AGREED**

Stanley Townsend and Larry Emery volunteered to be on the ARC Committee until other volunteers are appointed. The Board agreed to review the issue of standard guidelines at a future meeting.

10. Insurance Letter

Chair Emery requested the letter as prepared by American Benefits be revised to be more specific to the Vaux (i.e., to include earthquake coverage, etc.). Emery stated he will work with Diane Wood and the insurance agent to finalize the letter and it will then be posted on the website.

12. Notices – Bike Parking

**AGREED**

The Chair requested rules enforcement letters be sent to the parties if the bike has not been removed in two weeks.

16. Keys to Stairwells

**AGREED**

It was agreed keys will not be given to access the stairwells in the interest of maintaining security.

18. Elevator Answering Center/Recordation of Fob Use

Nelson reported one of the elevator phones did not work.

**AGREED**

CMI reported they will investigate.

20. Proposal for Maintenance of Generator (see notes from last meeting)

TCR reported they had received some information but that it did not provide an answer to the need for a maintenance contract.

**VI. CHAIRMAN'S REPORT**

Chair Emery reported that the Board has made good progress on a number of issues – the One-Year Warranty report had been completed by RDH Building Sciences (it will be available in the manager's office for review). The Maintenance Manual Update, the Reserve Study

**APPROVED**

**THE VAUX CONDOMINIUMS  
BOARD OF DIRECTORS MEETING  
OCTOBER 22, 2007  
PAGE 4 OF 5**

Update and the Budget will be reviewed by the Board at the next Board Meeting.

**VII. TREASURER'S REPORT**

Treasurer Ku submitted an Investment Resolution (see attached) to the Board for their review.

**AGREED**

Chair Emery moved to approve the Investment Resolution as presented. Vice Chair Nelson seconded; motion carried without objection.

**VIII. COMMUNICATION COMMITTEE**

Notices will be placed on the bulletin boards regarding access to the Website and account set-up. Director Burton will be ready for the website's launch this week.

**IX. BUILDING AND GROUNDS COMMITTEE**

Stanley Townsend reported that a meeting had been held with Steve Shapiro, Shapiro Landscape Architecture; representatives from Seven Dees Landscaping; Tom DiChiara, Trammel Crowe Residential; Homeowner Dirk Jongejan, Chair Larry Emery and Diane Wood, CMI to identify warranty issues relative to the landscape grounds.

**X. RULES COMMITTEE**

Nelson reported the Rules Committee had received examples of handbooks from CMI that will be very useful to the Committee in their development of a handbook. The Committee will present a draft at the next meeting.

**XI. RECYCLING**

Rhonda Leonard reported that recycling tubs cannot be picked up at residential properties.

**XII. EASEL OPTIONS**

**AGREED**

This agenda item has been deferred for the next meeting.

**XIII. LIGHT UPGRADE PROPOSAL**

The Board reviewed a proposal from Jarmer Electric to install twenty-three motion sensors at a cost of \$1,725.00 or spring wound timers at a cost of \$650.00. Labor cost to install either option would be \$560.00. Four additional light options were considered (two each for the bike rooms and one for the pump room) at a cost of \$1,450.00.

**AGREED**

Chair Emery moved to approve the motion sensor light installation. Vice Chair Nelson seconded; motion carried without objection.

**XIV. LOBBY DÉCOR – RHONDA LEONARD (SEE ATTACHED)**

Leonard submitted a proposal to decorate the building entrance lobbies with fresh flowers at a cost of approximately \$5,200 per year.

**AGREED**

The Board agreed to postpone discussion of this topic until a later date.

**APPROVED**

**THE VAUX CONDOMINIUMS  
BOARD OF DIRECTORS MEETING  
OCTOBER 22, 2007  
PAGE 5 OF 5**

**XV. NEXT MEETING**

The next Board of Directors meeting will be held on December 10, 2007 at the Friendly House Garden Room. The following items will be on the agenda – 2006 Audit, 2008 Reserve Update, 2008 Maintenance Manual Update and 2008 Budget.

**XVI. ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:15 pm.