

BOARD DELIBERATIONS from 08/29/16 — (NOT official minutes) . . .

NEW BOARD MEMBER

Board Treasurer William Meyer sold his Vaux unit during the summer and has therefore left the Vaux Board of Directors;

In accord with Vaux bylaws, the Board appointed Abraham Farkas to fill out Meyer's term; No director has yet been named to take over the role of treasurer.

May Minutes Approved

When available, minutes for recent meetings are posted here ...

MAINTENANCE PLAN AND RESERVE STUDY PRESENTATION

Caleb Vendermolen presented Equip Consulting's Vaux Reserve Study update ...

> No special assessment will be necessary as a result of re-piping; > The Board adopted an aggressive scenario to build up our reserve fund. Resident can see reserve study details starting here ...

SOCIAL COMMITTEE REPORT

We see about 40 residents at each of our social events;

Our winter event is scheduled for early December in the Savier Lobby; (Details TBD) This event will help us celebrate The Vaux's 10th anniversary.

COMMUNICATIONS COMMITTEE REPORT

www.thevaux.com, our public website, is our main online reference ... > It comprises 155 pages and 299 documents of importance to Vaux residents;

> It is hosted locally in Portland by Canvas Host;

Our private social network now has 125 members;

(the cost of running this site is about to go up significantly).

Our private Facebook group now has 30 members — check it out here . . .

FINANCIAL PRESENTATION

The Board adopted an aggressive scenario to replenish our reserve fund (depleted by the re-piping project);

The Board adopted the budget for 2017, forecasting expenditures of \$690,000; Owners' Association fees will rise 6.3% starting in January.

Residents can view financial documents in detail starting here ...

BUILDINGS & GROUNDS REPORT

A vine maple at the Raleigh gate is in distress; prognosis hopeful;

The hole in the courtyard, dug to track a drainage problem, has been filled ...

> For now, it seems the problem has been resolved;

The garage vestibule doors now have windows;

The Board solicited 2 bids for the long-stalled Raleigh water feature repair & upgrade ...

> The company that installed the lobby tile was chosen for the work; cost not-to-exceed \$66,000;

> Contractor will also repair leaks and upgrade the Savier water feature;

> Work is expected to get under way in the near future; > Work areas will be tented if weather turns wet.

MANAGER'S REPORT

The proposal to increase our minimum rental term drags on ...

- > Board members will canvass owners who have not yet voted;
- > The final tally still awaits further owner response;

The Board approved adopting an ant control program.

UNFINISHED BUSINESS

The Board rejected a request to relieve Unit 210 of the cost to investigate a false alarm water leak.

NEW BUSINESS

The Vaux is 10 years old. The original smoke alarms have a 10-year useful life and need to be replaced ...

- > The Board declined to initiate a "group buy";
- > Individual owners are responsible for safely maintaining their alarm systems.

OWNERS FORUM

Earthquake insurance for The Vaux "envelope" carries a 15% deductible; ...

> The Board reported that American Family will waive deductible for owners looking for personal earthquake coverage;

Keys to the two courtyard fire doors with locked interior barriers will be available to owners who request them ...

> No keys will be issued for the fire doors that lead directly into Vaux hallways; Questions were raised about various consultant fees. See some details here ...

NEXT MEETING

Not announced.