

Flanders Lofts

Board Meeting Minutes

A CONDOMINIUM ASSOCIATION C/O:
Bluestone and Hockley Real Estate Services
4915 SW Griffith Dr. #300, Beaverton, OR 97005
hoa@bluestonehockley.com

AUO of Flanders Lofts
REGULAR MEETING MINUTES
WEDNESDAY, OCTOBER 30, 2024 AT 5:00 PM
LOCATION: ONLINE MEETING
LINK: bit.ly/flandersauo

Attendance:

Board | Robert Bethge, Shir Grisanti, Sally Williams, Brian Emerson
Bluestone | Erin Black
Additional owner attendees | Paul

MINUTES

Agenda Discussion	Votes	Action Items
I. Board meeting called to order at 5:03		
II. Approval of Sept 24, 2024 meeting mins	Approved with no objection	
III. TREASURER REPORT A. This month is a big time of year for us due to insurance payment. We also had some B. We now have over 20K due from owners, 3 of which are in collections. C. 19 out of 27 owners are on the payment plan and final payments will be in Aug 2025		
IV. UNFINISHED BUSINESS		
A. Fire System Testing/Schedule - Sprinkler testing is scheduled for Nov 13		
B. Commercial/Residential Fire Alarm System - Jeff from ActionTech was here and they have a plan for how to do it. Steve will send a proposal and will be able to do the work when		

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he's back in the country.		
C. Window Washing <ul style="list-style-type: none"> - after they got the permit, they told us they need a downpayment. It's now been received and Erin's waiting to hear back about when they can put us on the schedule 		
V. NEW BUSINESS		
A. 2024 Financial Review & Tax Prep Proposal <ul style="list-style-type: none"> - Let's move ahead with our accountant Schwint - We need Forensics to come back and do our annual reserve study 		Erin will send it over to get signatures for our work with Schwint
B. 2025 Budget Approval	Budget approved with no objections at an increased HOA fees rate of 12.94%.	
C. Corporate Transparency Act <ul style="list-style-type: none"> - We will hire our attorney, VF, to fill this in for us 		
D. ARC Requests / Complaints / Violations <ul style="list-style-type: none"> - none 		
VI. OWNERS FORUM		
A. Sidewalk work <ul style="list-style-type: none"> - Erin will follow-up with city to find out when they'll be working on the corner of the sidewalk. They will need the planter closest to the corner moved. 		Erin to follow-up with city re: when they will be working on sidewalk.
B. Elevator <ul style="list-style-type: none"> - metal sheet on the face of elevator door. We'll buy a full sheet of stainless and use half for the elevator door and half for the door to the garage. 		Brian will get the

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C. Garage <ul style="list-style-type: none">- Let's send out a note to owners to get the garage tidied and have "stuff" out of the garage		Erin will send a note to owners about tidying garage spots
D. Gutters <ul style="list-style-type: none">- Brian looked at lower gutters and all looked clean. He's going to look at the upper ones once he's back in town, Sat-Wed.		
VII. Next board mtg <u>Tuesday, December 3 at 5pm</u>		
VIII. Meeting adjourned at 5:40pm		