

# 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  
THURSDAY, DECEMBER 5, 2023 AT 5:00 PM  
LOCATION: ONLINE MEETING  
LINK: [bit.ly/flandersauo](https://bit.ly/flandersauo)

### Attendance:

Board | Robert Bethge, Shir Grisanti, Sally Williams, Brian Emerson

Bluestone | Erin Black

Additional owner attendees | Christoph Gelsdorf

### MINUTES

Agenda Discussion	Votes	Action Items
I. Board meeting called to order at 5:02pm		
II. Approval of Oct 19, 2023 meeting mins	Approved with no objections	
III. Financial Review <ul style="list-style-type: none"><li>- Rob gave a brief overview of how we're doing going into 2024, which is pretty much as we expected, so we feel comfortable and positive going into the new year.</li></ul>		
IV. Unfinished Business		
A. Fire Systems Inspection <ul style="list-style-type: none"><li>- Still have a few small things that we were asked to address, which are scheduled</li></ul>		
B. Community Groups/Echelon Security Patrols <ul style="list-style-type: none"><li>- Discussed what both orgs do and there was positivity toward participating in work that's being done to improve the neighborhood</li></ul>	Brian made a motion that we join both orgs. Approved with no objections	
C. Safety & Security Resolution/Issues <ul style="list-style-type: none"><li>- Sally will take some time to review it and move it forward</li></ul>		
V. NEW BUSINESS		

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<p>A. Relationship with Restaurant /422 NW 8th Ave</p> <ul style="list-style-type: none"> <li>- Erin has connected with the property manager. Brian remembers that when he joined the board they made sure everyone was paying for the right dumpsters. However, it's a mess down there.</li> </ul>		<p>someone will take a picture of the trash area and extra dumpster and will send to Erin.</p>
<p>B. ARC Requests / Complaints / Violations</p>		
<p>VI. OPEN FORUM</p>		
<p>A. Door king and cloud access</p> <ul style="list-style-type: none"> <li>- Things are still not working as supposed to. Sally's staying on top of it to have it taken care of.</li> </ul>		
<p>B. Moving company</p> <ul style="list-style-type: none"> <li>- Move coordinator did not communicate with movers and did not provide the service we want:             <ul style="list-style-type: none"> <li>- Lobby door needs to be attended and doors stay closed between loads.</li> <li>- In addition to installing elevator pads, the elevator key must be used to lock the door open when loading and unloading. Holding the door open without the key causes heavy strain on the motor of our old elevator equipment.</li> <li>- When you're loading and unloading the elevator, create a staging area by the elevator door on both ends, in the hallway and the lobby. This limits how long our only elevator is inaccessible to other residents.</li> </ul> </li> </ul>		<p><b>Erin</b> to let vendor know we want anyone scheduled for our moves to provide comprehensive service.</p>
<p>VII. Next board mtg <b>Weds, Jan 17, 5pm</b></p>		
<p>VIII. Meeting adjourned at 5:40pm</p>		