

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, SEPTEMBER 24, 2024 AT 5:00 PM
LOCATION: ONLINE MEETING
LINK: bit.ly/flandersauo

Attendance:

Board | Robert Bethge, Shir Grisanti, Sally Williams, Brian Emerson, Chris Watrub
Bluestone | Erin Black, Greg Coxey FLA Attorney for executive session
Additional owner attendees | Lisa Vitti, Walter

MINUTES

Agenda Discussion	Votes	Action Items
I. Board meeting called to order at 5:		
II. EXECUTIVE SESSION A. Discussed units in collections and current options B.		
III. Approval of August 7, 2024 meeting mins	Approved with no objections	
IV. TREASURER REPORT A. Accounts are consistent and growing B. We don't have any large expenses coming up C. Insurance is up 186% increase D. Delinquencies: 2 owners in collections, a 3rd owner is moving close to collections		
V. UNFINISHED BUSINESS		
A. Towing Agreement 1. Erin got a towing contract with Retriever Towing. This would authorize them to come onto our property to tow a car from our		Erin to purchase 12 garage door openers and have them delivered to Rob to program

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<p>garage if we call them.</p> <p>B. Garage</p> <ol style="list-style-type: none"> 1. We are out of garage openers. Erin will buy 12 and have them shipped to Rob who will program them. 2. Erin spoke with Arrow Sanitation re: dumpsters. There's no reason for the garbage not to be picked up. If they don't get picked up tomorrow afternoon or by Weds afternoon, Sally will let Erin know. 		<p>them.</p>
<p>VI. NEW BUSINESS</p>		
<p>A. Fire System Testing/Schedule</p> <ol style="list-style-type: none"> 1. We only got last year's fire sprinkler report from Fire Systems West until last week. Brian will get a quote from his sprinkler guy re: the list that we just received. <ul style="list-style-type: none"> - We've also had an alarm going off for about a month. Action Tech is not responding to any of our communications. This alarm and also the commercial and residential fire detectors need connecting. 2. We're waiting for Wyatt to schedule sprinkler inspection 3. ActionTech scheduled for Oct 3 4. Fire Extinguishers are being tested this Friday <p>B. Elevator</p> <ol style="list-style-type: none"> 1. Centric was out taking measurements on elevator. Did they follow up with that and did we get a report? They're scheduled for Oct 3, when ActionTech is present. How often are they refilling our fluid? Erin will ask them to provide us with a service record 		<p>Brian to get a quote from his sprinkler guy re: the list that we just received from Fire Systems West.</p> <p>Erin to request elevator service records from Centric.</p>
<p>C. ARC Requests / Complaints / Violations</p> <ol style="list-style-type: none"> 1. Erin hasn't sent more communication to 304. 2. 303-guy with the dog said the urine was already there and it wasn't his dog. 		

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VII. OWNERS FORUM		
<p>A. Lisa is one of the owners in collections. She just wants to update the board:</p> <ul style="list-style-type: none"> a. Lisa has hired a forensic accounting firm who are going through all of the records. They will discuss it with VF law firm. It will take the forensic accountants a couple of weeks, while Lisa is overseas. Lisa wants the board to know this. b. She's been sending monthly checks to the VF law firm. Moving forward she doesn't want to end up in the same situation and is worried about the process once she's back out of collections and sending checks directly to Bluestone rather than VF. 		
<p>B. Cleaning out gutters</p> <ul style="list-style-type: none"> a. Brian can have Zack back out to clean them. 		Brian to have Zack out to clean gutters.
<p>C. Elevator Door</p> <ul style="list-style-type: none"> a. Brian will have Zack put a stainless sheet on the elevator door so that it won't get scraped up. 		Brian to have Zack install a stainless sheet on elevator door.
VIII. Rooftop A/C		
A.		
IX. Next board mtg		
X. Meeting adjourned at		