

# Flanders Lofts

## HOA 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

- Meeting of the Board of AUO of Flanders Lofts, 12-March-2024
- Meeting called to order at 17:04
- Present: Board directors Watrud, Bethge, Emerson, Williams. Absent: Grisanti (also present owners: Paul, Shin)
- Rob Bethge reported on the finances as follows:
  1. January was a text-book month financially. We spent what we took in. Account balances are stable and growing right now. As of the end of February our balances are \$91k Operating & \$98k Reserves.
  2. We received our pro-rata refund for the cancelled Earthquake Insurance premium. We are no longer covered by earthquake insurance. The refund was \$34,193.78  
**After Discussion, It was moved and passed to transfer the full amount of \$34,193.78 from the Operating Account to the Reserve Fund.**
  3. Collections: We have one owner for which we've placed a lien and are in full legal collections. A second owner is on a thirty-day notice before going into collections. A third owner is approaching a 90-day delinquency.
  4. Fire Systems West \$850 paid bill for emergency light inspection. It would be great if they came out and put stickers on the new lights. and gave us an inspection report for the Fire Marshall. A "Financial Review" from 2022 was completed.
  5. Budget and Expense notes: E-Light replacement was \$6k (from Reserves); We are under budget on income (-3%) Over budget on janitor and Entry system maintenance. Our phone bill was cut in half (found and cancelled old lines) But still an outrageous \$250/month. We should consider a wireless connection for the fire panel. Possibly along with a package of system or security enhancements.
- It was moved and passed to impose fines on the owner of #304 for repeated and recurring violations of the Rules & Regulations with respect to pets and animals. One fine for not removing dog waste (\$250), and one fine for a dog off leash (\$100), both violations of Bylaws 7.5(d). They will be given the opportunity for a hearing to appeal these fines.
- It was agreed to schedule a pressure-washing of the sidewalks at the end of April. Bluestone was requested to also obtain a proposal for an annual pressure washing of the new waterproof (Tremco) roof deck surfaces, per manufacturer's instructions.
- The rules and regulations policy resolution was discussed. The board will review and comment on the old draft prior to the next meeting.
- The need for additional rules policies for the safe and proper use of the garage was necessary, and a draft set of rules will be proposed (including: no furniture storage, stay within the marked space, vehicles longer than 18' not permitted, built in cabinets must be approved, things on wheels, etc.)
- Echelon Security was discussed, and we will notify them that our pedestrian doors have not been physically checked for being propped open.
- The need for an alternate service provider for emergency lights, fire extinguishers, and sprinkler maintenance, to replace Fire Systems West, was discussed.
- Next meeting : April 16th