

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, AUGUST, 2024 AT 5:00 PM
LOCATION: ONLINE MEETING
LINK: bit.ly/flanderssauo

Attendance:

Board | Robert Bethge, Shir Grisanti, Sally Williams, Brian Emerson, Chris Watrub
Bluestone | Erin Black
Additional owner attendees | Amy Adams, Walter, Pablo

MINUTES

Agenda Discussion	Votes	Action Items
I. Board meeting called to order at 5:05		
II. Approval of June 11, 2024 meeting mins A. Brian took written notes last meeting. He will type them up and share with the rest of the board for review and approval.		Brian will put some notes together for everyone to review
III. TREASURER REPORT A. As of 6/30, 6 straight months of continued increase in our accounts. B. Operating expenses are tracking well and even a bit lower than we'd expected C. Delinquencies remain a concern: 2 owners who are in collections. They owe a combined 13K and continue to grow at 1,500/month. D. This year the association has collected \$0 in violations. We have charged for violations, but none have been paid. E. General insurance for liability and property (not flood or earthquake) is up for 186% increase with increased deductible. We don't really have any options here. This is beyond a FLA issue and		Erin to let Vern know we'd like to have more than one option to consider as early as possible next year.

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<p>Erin's been seeing this across the board.</p> <p>F. We can switch out our insurance broker, but we can't change our carrier. He's been very forthcoming with us throughout the years.</p> <p>G. We can absorb the increase this year, but we will need to consider yearly increases as we budget next year.</p>		
IV. UNFINISHED BUSINESS		
<p>A. Window Cleaning Proposals</p> <p>1. Erin got a proposal from Sound Cleaning for 6K+ including lift rentals. She will reach out and confirm that they will remove screens to clean windows and will ask how they plan to get to the 4th floor windows on the north side.</p>		<p>Erin to reach out and confirm that Sound Cleaning will remove screens to clean windows and will ask how they plan to get to the 4th floor windows on the north side.</p>
V. NEW BUSINESS		
<p>A. Towing Agreement</p> <p>1. We haven't found someone willing to contract yet.</p>		
<p>B. ARC Requests / Complaints / Violations</p> <p>1. No ARC Requests</p> <p>2. Complaints:</p> <p>a) packages are being delivered to</p> <p>b) 201 still has ring up in the hall</p> <p>(1) They need to take it down by the end of the month due to privacy issue</p> <p>(2) Do we have a rental contract from them?</p>		<p>Erin to communicate with Unit 201 that Ring doorbells are not allowed due to privacy issues. Erin to also locate or request a rental contract from Unit 201.</p>
VI. OWNERS FORUM		
A. Fire Alarm System		Shir is working on

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<ul style="list-style-type: none"> ○ ActionTech will be decoupling the commercial space's fire and burglar alarms and will be connecting the fire system to the residential system, so there may be an upcoming bill. 		getting Charlie from ActionTech scheduled to follow-through on this.
<p>B. Pigeon spikes</p> <ul style="list-style-type: none"> ● Someone will be coming tomorrow to reinstall pigeon spikes in the section that Chris identified with a lot of poop ● A lot of the spikes we originally had installed have fallen off. We would like a quote to see how big of a project it will be to replace all of the spikes that have fallen 		Erin to request a quote for replacing all pigeon spikes that have fallen, and if there are other solutions contractor would recommend
<p>C. Elevator</p> <ul style="list-style-type: none"> ● Centric won't come out and deal with some new scratches. It got scratched right away after they came up to fix it, so it doesn't feel like it was fixed properly. ● Can we put a stainless steel plate on it? 		Brian will call his contact at Centric
<p>D. Sally's gutters need work. Can we have handyman Zach come out to help.</p>		Brian will call Zach to come out
<p>E. Ask cleaning folks to give some attention to the cobwebs in the screened off area with the fake tree. There's a key for that space in the lockbox</p>		Erin to ask cleaning folks to give some attention to the cobwebs in the screened off area with the fake tree. There's a key for that space in the lockbox
VII. Next board mtg <u>Tuesday, Sept 24 at 5pm</u>		
VIII. Meeting adjourned at 5:47		