

# 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  
TUESDAY, SEPTEMBER 28, 2023 AT 5:00 PM  
LOCATION: ONLINE MEETING  
LINK: [bit.ly/flandersauo](https://bit.ly/flandersauo)

### Attendance:

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

### MINUTES

Agenda Discussion	Votes	Action Items
I. Board meeting called to order at 5:00pm		
II. Approval of Aug 15 meeting mins	Approved with no objections	<b>Rob</b> to re-send mtg mins to Erin
III. Financial Review <ul style="list-style-type: none"><li>- We discussed outstanding receivables, current status of our operating budget, and reserve balance. We also discussed our next expected larger expense, elevator maintenance. Centric is breaking down components of elevator needs and should hear back within a week with numbers to update the reserve study</li><li>- We've sent around 2024 reserve study, which is more true than previous reports we've received.</li><li>- Bluestone had sent around a draft 2024 budget.</li></ul>		
IV. Unfinished Business		
A. Roof Decking Update <ul style="list-style-type: none"><li>- We're just about finished with roof and deck repairs. As long as puddles don't stay wet for more than 48hrs, the roof should be in good condition. Rob is does not believe his deck is dry within 48hrs b/c of negative slope. Brian will go take a look. This is lower deck that's shared between 3 units.</li></ul>		<b>Brian</b> to take a look at Rob's lower deck to see that water is either gone within 48hrs, or to assess if this deck needs further work
B. 2024 Reserve Study <ul style="list-style-type: none"><li>- Brian will call forensic with numbers he receives from Centric re: elevator.</li></ul>		<b>Brian</b> to update Forensic with elevator numbers

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<p>C. Interior Painting</p> <ul style="list-style-type: none"> <li>- Brian suggests we go ahead with lobby at least. Elevator door frames, inside and outside, stairwell doors and door frames. He went through documents and looks like apt doors and door frames are not common elements, so if folks want their doors painted, they can ask to have it done at their expense if they'd like. Everyone agreed to pass on painting stairwells. Brian will talk to Santiago from Propaint do the above.</li> </ul>		<p><b>Brian</b> to talk with Santiago of Propaint to paint the lobby, both sides of elevator door and frames, and outside of stairwell doors and door frames</p>
<p>D. Carpet Replacement</p> <ul style="list-style-type: none"> <li>- Everyone's okay skipping this for now.</li> </ul>		
<p>E. Fire System Inspection</p> <ul style="list-style-type: none"> <li>- There is now a functional sounder.</li> <li>- 4th floor is good</li> <li>- 3rd floor is good</li> <li>- 1st floor wasn't finished - Shir to follow up after discussing with Will at Stelo</li> <li>- We might be able to get rid of two phone numbers</li> <li>- Chris will share contact re: Action Tech</li> <li>- Fire marshall coming for inspection on Oct 18</li> <li>- sprinkler system is needing inspection</li> </ul> <p>Keys:</p> <ul style="list-style-type: none"> <li>- there was a discussion around keys and access.</li> </ul>		<p><b>Shir</b> to update board on Action Tech's work in unit 101</p>
<p>F. Earthquake Insurance</p> <ul style="list-style-type: none"> <li>- 95% of responses prefer to let earthquake insurance go.</li> </ul>	<p>Motion was made to terminate earthquake insurance as soon as possible. Motion passed with one objection.</p>	
<p>G. North Park Blocks Conservancy</p> <ul style="list-style-type: none"> <li>- We discussed the difference between North Park Blocks Conservancy - more of a community org that contracts with Eschelon for some security (\$150/mo), and NW Community Conservancy - single focused on security in the area (\$500/mo).</li> </ul>		<p><b>Brian</b> will put Echelon contact in the elevator 503-917-5848</p>

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<ul style="list-style-type: none"> <li>- Does Eschelon / North Park Block Conservancy have a contact number for someone in the bldg?</li> <li>- We will revisit this conversation next month.</li> </ul>		
<p>H. Safety &amp; Security Resolution/Issues</p> <ul style="list-style-type: none"> <li>- Rob sent a document that he and Sally have collaborated on for review. Look through and consider which of these things need a fine attached to it.</li> <li>- Return to this in the next meeting.</li> </ul>		<b>Everyone</b> to review Safety & Security Resolution shared by Rob.
<p>I. Stairwell Door Handles</p> <ul style="list-style-type: none"> <li>- Brian will take care of it and send an invoice for reimbursement.</li> </ul>		<b>Brian</b> to replace stairwell door knobs with lever handles and submit for reimbursement from Bluestone.
<p>J. Front Door Access Issue</p> <ul style="list-style-type: none"> <li>- Cost is \$4,300 for operator and installation. We'll also need an electrician to get power to top of door.</li> </ul>	Motion made to install ADA door for lobby. Motion passed with one objection.	
V. NEW BUSINESS		
<p>A. Comcast Proposal</p> <ul style="list-style-type: none"> <li>- 9% increase, but that's just the new price.</li> </ul>		
<p>B. 2024 Budget Proposal</p> <ul style="list-style-type: none"> <li>- We should expect 9-12% increase on utilities across the board</li> <li>- There will be a 5% reduction in HOA fees since we are letting go of earthquake insurance.</li> </ul>		
<p>C. ARC Requests / Complaints / Violations</p> <ul style="list-style-type: none"> <li>- Brian approved Sally's ARC request for bathroom per board's approval of Brian being able to approve ARC requests between meetings.</li> </ul>		
VI. OPEN FORUM n/a		
VII. Next board mtg <b>Oct 19, 5pm (done by 6:30)</b>		
VIII. Meeting adjourned at 6:30pm		