

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, OCTOBER 19, 2023 AT 5:00 PM
LOCATION: ONLINE MEETING
LINK: bit.ly/flandersauo

Attendance:

Board | Robert Bethge, Shir Grisanti, Sally Williams, Brian Emerson
Bluestone | Erin Black
Additional owner attendees | Nora Vetto, Pablo

MINUTES

Agenda Discussion	Votes	Action Items
I. Board meeting called to order at 5:pm		
II. Approval of Sept 28, 2023 meeting mins	Approved with no objections	
III. Financial Review <ul style="list-style-type: none">- In general, we're tracking pretty normal.- Only one debt outstanding right now from overdue HOA fees.- We expect to get a refund for the earthquake insurance co.		
IV. Unfinished Business		
A. Roof Decking Update <ul style="list-style-type: none">- Gutter on 404 on North side has been a challenge, but working on it.		
B. 2024 Reserve Study <ul style="list-style-type: none">- still waiting on answers from elevator ppl		
C. Fire Systems Inspection <ul style="list-style-type: none">- FDC needs a cover on it at entrance of bldg- Sprinkler inspection is Monday at 8am		Rob, Chris + Shir will get together to discuss connecting commercial w/ residential

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F. Safety & Security Resolution/Issues - Pushing decision re: North Park Blocks security to next year		Everyone needs to review and send feedback. Rob to resend so it's on top of everyone's inbox
V. NEW BUSINESS		
A. 2024 Draft Budget	Budget approved with 6% reduction to HOA fees	
B. ARC Requests / Complaints / Violations		
VI. OPEN FORUM		
A. Bid for front door - Metro has ordered the parts and should be installed by end of Nov.		
- 401 has started moving one day earlier than scheduled.		
VII. Next board mtg Tues, Dec 5, 5pm		
VIII. Meeting adjourned at 5:46pm		