

# Flanders Lofts

## Annual 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  
ORGANIZATIONAL MEETING MINUTES  
TUESDAY, MAY 30, 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 | Charles Ackerley, Walter Fellers, Brooke +1

MINUTES	VOTES	ACTION ITEMS
<b>I. CALL TO ORDER</b> Meeting called to order at 5pm		
<b>II. APPROVAL OF PREVIOUS MINUTES</b>	May 17, 2023 Meeting Minutes approved with no objection	
<b>III. UNFINISHED BUSINESS</b>		
<b>A. Roof and Decking Proposals</b> <ul style="list-style-type: none"><li>- Project will be paid by percentage of completion. So we'll be able to see how they're doing. If they're not doing a good job, we will stop working with them. Write in liquidated damages. Brian and Charles will secure the timeline with DW, understanding that we're hoping to be done within 6 weeks. He does not need to get commercial license, but required to show proof of insurance for multifamily construction.</li><li>- downpayment 25% then invoicing based on percentage of completion. When Eastside decks are done, he gets another 30%. When he finishes Westside decks, he gets the rest.</li><li>- HOA will be responsible to rent</li></ul>	<p>Motion to give Brian authorization to move forward with DW Construction bid as discussed:</p> <ul style="list-style-type: none"><li>- required to show proof of insurance for multifamily construction</li><li>- downpayment 25% then invoicing based on percentage of completion. When Eastside decks are done, he gets another 30%. When he finishes Westside decks, he gets the rest</li></ul> <p>Motion approved with no objections</p>	

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bank parking lot as well as for parking spots in front.		
<b>B. Financing for roof/deck proposals</b> Walter brings up massaging, making sure that everyone understands what the special assessment includes. Brian will take on drafting the letter for residents to explain the special assessment.	motion to have a special assessment for \$200K to be paid over 2-years, start date July 1. Rob will put the docusign together.	
<b>V. NEW BUSINESS</b>		
<b>VI. OPEN FORUM</b>		
<b>VII. DATE OF NEXT MEETINGS</b> <ul style="list-style-type: none"> <li>Next regularly scheduled board meeting July 13, 5:30pm</li> </ul>		
<b>VIII. ADJOURNMENT</b> at 7:02pm		