

# 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, APRIL 16, 2024 AT 5:00 PM  
LOCATION: ONLINE MEETING  
LINK: [bit.ly/flanderssauo](https://bit.ly/flanderssauo)

### Attendance:

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

### MINUTES

Agenda Discussion	Votes	Action Items
I. Board meeting called to order at 5:00pm		
II. Approval of March 12, 2024 meeting mins	Approved with no objections	Shir to send a PDF to Erin
III. FINANCIAL REVIEW <ul style="list-style-type: none"><li>- back on track with cash flow</li><li>- reserve fund is slowly recovering after a big year of expenses</li><li>- operating account is maintaining a pretty flatline balance</li><li>- 2 owners in arrears</li></ul>		
IV. UNFINISHED BUSINESS		
A. Safety & Security Resolution <ul style="list-style-type: none"><li>- everyone to go through documents to cross off anything irrelevant and add dollar amounts for fees. comments by Jun 1, 2024</li></ul>		
B. 4th Floor Deck Pressure Washing Proposals <ul style="list-style-type: none"><li>- Can we get a low pressure pressure-washer that residents can share instead</li></ul>		<b>Brian</b> will purchase a low pressure pressure-washer that residents can

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		share
V. NEW BUSINESS		
A. Window Cleaning Proposals <ul style="list-style-type: none"> <li>- Snugs Svcs proposal came in at \$2,548</li> <li>- Windows with screens need to be removed by owner. Brian says that windows on 4th floor, screen is too high up to have owner remove them, but should be easy to open with a 12' ladder. Erin will ask: How will they plan to do the 4th floor deck windows</li> <li>- we're willing to spend 3-4K if it's done right</li> <li>- Erin to get a few more proposals</li> </ul>		<b>Erin</b> will ask Snug Svcs how will they plan to do the 4th floor deck windows.  <b>Erin</b> will get a few more proposals
B. ARC Requests / Complaints / Violations <ul style="list-style-type: none"> <li>- What's our process on noise complaints               <ul style="list-style-type: none"> <li>- decibel reading, date, time</li> </ul> </li> </ul>		
VI. OPEN FORUM		
A. Broken Planter <ul style="list-style-type: none"> <li>o Brian will find the name of the place and let Shir know</li> <li>o Shir can replace and submit for reimbursement from the HOA</li> </ul>		<b>Brian</b> to find and share name of shop in inner-SE where we got the planters  <b>Shir</b> will replace and submit for reimbursement
B. 4th floor deck drains <ol style="list-style-type: none"> <li>1. Slope isn't directing water to the drain.</li> <li>2. Water level has to reach above the drain in order for it to drain.</li> </ol> <ul style="list-style-type: none"> <li>- Brian has a solution and promises to solve this problem, and can deal with it by the end of July.</li> <li>- Brian's working on getting a gutter svc.</li> </ul>		<b>Brian</b> will fix deck drains problems by end of July.  <b>Brian's</b> working on getting a gutter service.
C. Door codes <ul style="list-style-type: none"> <li>o Someone was pretty sure they saw a food delivery svc use a door code last Sunday, 4/14 about 7:30pm</li> </ul>		

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<p>D. Hallway door on 8th Ave</p> <ul style="list-style-type: none"> <li>○ Brian will have Santiago with Painter Pros Solutions to paint and repair for \$1K, this includes patching the corroded part on the bottom. We want to get it re-keyed also.</li> </ul>		<p><b>Brian</b> to schedule Santiago with Painter Pros to paint and repair door.</p> <p><b>Sally</b> to set up a door code for Santiago.</p>
<p>E. Elevator Door</p> <ul style="list-style-type: none"> <li>○ Main elevator door is scraping on the first floor. We paid to have it painted and now it's all scraped up. Erin to ask Sentry why and will loop Brian in on that email.</li> </ul>		<p><b>Erin</b> to ask Sentry about elevator door and loop Brian in on that email.</p>
<p>F. Fire Alarm System</p> <ul style="list-style-type: none"> <li>○ 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 maybe an upcoming bill.</li> </ul>		<p><b>Shir</b> is working on getting Charlie from ActionTech scheduled to follow-through on this.</p>
VII. Next board mtg Tuesday, June 11 at 5pm		
VIII. Meeting adjourned at 6:30pm		