

Cardinell View Lofts Condominiums

Board of Directors Meeting Minutes

August 6, 2018 @ 6:30 pm Park Avenue Café – 1535 SW Park Ave.

BOARD MEMBERS PRESENT	Scott Trinkle, Rita Holland, Kenzie Billings, Kevin Cheung
BOARD MEMBERS ABSENT	Mike Whiteford
MANAGEMENT PRESENT	Kelly Cascino, AMS
CALL TO ORDER	The meeting was called to order at 6:29 pm
APPROVAL OF MINUTES	Minutes from the April 2, 2018 meeting were approved.
HOMEOWNER FORUM	<p>The following items were discussed with the owners present:</p> <ul style="list-style-type: none">• Discussed work done in unit 410 by Anytime Plumbing as unsatisfactory. Board agreed not to dispatch this vendor to the community going forward.
<u>MANAGEMENT REPORT</u>	
OWNER CORRESPONDENCE	<p>Owner of unit 302 requested a waiver of the move in fee for their unit as the unit is right at the entry to the stairs on the third floor. The Board approved this request for a waiver on the condition that if the elevator is used at all for the move then the unit will need to pay the move fee.</p> <p>Owner of unit 506 requested a waiver/reimbursement of the move in fee for their unit (charged at closing) as the unit was purchased in May 2018 as an investment property and is now back on the market. As no one moved in to the unit and it is being sold, the Board approved reimbursing the Owner for the move in fee.</p>
ADMINISTRATIVE	<p><u>Blinds/Window Covering Color</u> – Board agreed to table this discussion until the next meeting.</p> <p><u>Annual Registration</u> – Board agreed to proceed with sending out annual registration packet to community.</p> <p><u>FHA Renewal</u> – Board requested that Management collect a cost estimate from the HOA’s attorney for FHA renewal. Topic to be tabled to discuss further at the next meeting.</p>
FINANCIALS	No delinquencies as of August 3, 2018
REPAIRS & MAINTENANCE	<p><u>Front Entry Stairs Recoating</u> – This work is expected to completed September 12th, weather permitting. Charter Construction has acquired a large stone of similar coloring and shape to replace the missing one at the entry stairs.</p> <p><u>Toilet Dye Test</u> – The Board reviewed the results received so far after sending out additional notices to missed units. Due to time constraints, the Board agreed to table this item for further discussion at next meeting.</p>

8th Floor Casement Window – The Board agreed to table this topic for further discussion until the next meeting, however also requested that Management collect an estimate for the work for the Board to review at the next meeting.

4th Floor Stairwell Door – The Board reported that there were still issues with the 4th floor stairwell door. The Board requested that Management reach out to Metro Overhead to let them know the door needs further adjustments. Board recommends grinding down edges to assist with closure issues.

Catch Basin Repair – The parking lot catch basin repair was completed by Lovett Inc. as of July 2nd. Management to pursue reimbursement from Lovett for locks that were cut by vendor while onsite.

Roof Fans – During recent issues with vents in a 5th floor unit, USA Mechanical identified several additional roof fans that were not previously being maintained by their team. These fans required additional repairs to get them up and running, which the Board authorized in order to get the equipment running correctly. Going forward these fans will be included in the regular maintenance schedule.

Fence Repair/Tree Damage – The Board discussed the damage to the community fence caused by a tree that fell from a neighboring property. The Board confirmed that at this time it does not make sense to pursue damages from the neighboring lot due to the relatively low cost for the tree removal and fence repair. The Board discussed the option of applying the proposed cost to repair the fence towards the Owner of unit 103 in order to upgrade the existing fencing in this area at the Owner's expense. This topic was tabled for further discussion until the next meeting.

Potential Future Tree Damage – The Board agreed that they first need to determine and identify the boundaries of the Association's property and the neighboring lots before further action can be taken. The Board agreed to table this item for further discussion at next meeting.

Landscaping – The Board approved the removal of one plant at the front entry corner only and no plant replacements at this time. Board also designated Rita Holland as point person for landscaping items.

ADJOURN TO
EXECUTIVE SESSION

Adjourned at 7:02 pm and relocated to 1000 SW Broadway, Portland, OR 97205.

EXECUTIVE SESSION

Executive session was brought to order at 7:19 pm.
Discussed pending litigation.

RECONVENE REGULAR
MEETING

Executive session was adjourned at 8:35 pm.

ADJOURNMENT

Regular meeting was adjourned at 8:35 pm.

