

# Minutes

## 98 Union Board of Directors Status Meeting 22, August, 2017, 6:00 p.m.

**Purpose:** Discuss status and priorities of building projects and management issues

**Members:** **John Gleason** – President  
**Paula Raso** – Vice President  
**Marty McClintock** – Treasurer  
**Carole Jo Williams** – Secretary  
**Norm Rice** – at large  
**Clair Enlow** – at large  
**Katie Dutcher** – at large  
**Raelene Jeffery** – at large  
**Natalie Swistak** – at large

**Management:** **Sandra Wilcox** - Property Manager, Ewing & Clark  
**Kelly Tallariti** - 98 Union Building Manager

**Absent:** **Carole Jo Williams** – Secretary  
**Norm Rice** – at large  
**Clair Enlow** – at large  
**Katie Dutcher** – at large

**Homeowner Attendance:** None

ID	Agenda Item	Notes/Resulting Action	Responsible	Due by
1.	<b>Call to Order</b>	John Gleason called the meeting to order.		
2.	<b>Review of Minutes</b>	The amended minutes for the Board meeting on June 20, 2017 were approved as amended.		

ID	Agenda Item	Notes/Resulting Action	Responsible	Due by
3.	<b>Finance Committee – Treasurer’s Report</b>	The Treasurer’s report was accepted as of July 31, 2017: Cash (Checking) \$26,028.28 Cash (Petty) \$100 Operating Reserve: \$61,139.04 Capital Reserve (x702): \$453,438.34 Capital Reserve (x032): \$149,405.39 Unit 208 Proceeds: \$408,380.72 – taxes due to be deducted from this amount. All capital reserve funds will be FDIC insured with new account at Washington Trust Bank; operating reserve/checking to remain at Commerce Bank up to \$250,000 FDIC limit.		
4.	<b>Property Manager’s Report</b>	Exploring non-reserve projects in 2017 to help lower the 2017 tax burden. The Envelope Study has been completed by Evolution Architecture. The scope of repairs recommended for 2017-2018 are \$41,756. Repairs suggested out to year 2022 are listed on the attached exhibit.		
5.	<b>Building Manager’s Reports</b>	Accepted as written.  The MID pressure wash was recently completed. Due to volume of summer visitors, difficult to maintain sidewalk cleanliness.		
6.	<b>Unfinished Business</b>	The updated garage entry/exit protocol was further discussed and approved. The increased \$500 fine for not adhering to the protocol will be effective when new signage in place.  The resident tile flooring scheduled for fall may be delayed due to vendor. Design committee interviewing new vendor candidates.		
7.	<b>New Business</b>	The WAVE contract and internet connection issues were discussed. Various alternatives to be considered but older building is a challenge for new wiring.		
8.	<b>Community Report</b>	The City of Seattle will make presentation proposed LID to 98 Union residents on September 20, 2017, 6pm, in the community room.		
9.	<b>Next Board Meeting</b>	The next meeting will be held on September 26, 2017 at 6:00 pm.		
10.	<b>Submitted by:</b>	Raelene Jo Jeffery for Carole Jo Williams, Secretary		

