

<b>Minutes</b>	<b>98 Union Board of Directors</b> <b>Status Meeting</b> <b>26, September, 2017, 6:00 p.m.</b> <b>DRAFT</b>
<b>Purpose:</b>	Discuss status and priorities of building projects and management issues
<b>Members:</b>	<b>John Gleason</b> – President <b>Paula Raso</b> – Vice President <b>Norm Rice</b> – at large <b>Clair Enlow</b> – at large <b>Katie Dutcher</b> – at large <b>Raelene Jeffery</b> – at large <b>Natalie Swistak</b> – at large
<b>Management:</b>	<b>Sandra Wilcox</b> - Property Manager, Ewing & Clark <b>Kelly Tallariti</b> - 98 Union Building Manager
<b>Absent:</b>	<b>Marty McClintock</b> – Treasurer <b>Carole Jo Williams</b> – Secretary
<b>Homeowner Attendance:</b>	Nick Micskey Jane Cardell Debbie Harris Bill Harris

ID	Agenda Item	Notes/Resulting Action	Responsible	Due by
1.	<b>Call to Order</b>	John Gleason called the meeting to order.		
2.	<b>Homeowner Concerns</b>	Nick Micskey, unit#1105 expressed concern regarding the City of Seattle’s proposed local improvement district (LID). Does the Board have recourse representing homeowners? As well, concern voiced regarding the Gum Wall and its advancement down Post Alley. Does the Board have any influence?		
3.	<b>Emergency Committee</b>	Debbie Harris presented an extensive review of the building’s emergency plan. Action items: Board to define roles in emergency, review red binder in Kelly’s office, hold orientation mtg., survey to engage resident participation.		
4.	<b>Review of Minutes</b>	The minutes for the Board meeting on August 22, 2017 were approved.		

ID	Agenda Item	Notes/Resulting Action	Responsible	Due by
1.	<b>Finance Committee – Treasurer’s Report</b>	<p><i>Figures to be updated:</i>  Cash (Checking) \$26,XXX  Cash (Petty) \$100  Operating Reserve: \$61,XXX  Capital Reserve (x702): \$453,XXX  Capital Reserve (x032): \$149,XXX  Cash flow projections un-invoiced over \$5,000 – none. Unit 208 Proceeds: approved payment of \$90,000 estimated capital gains tax to IRS.  Proposed 2018 budget discussed – a 6% increase in monthly dues to result in minimal operating budget changes and 25% increase in capital reserve funding; a positive step to plan for future capital expenses and includes recent survey projections by Evolution Architecture.</p>		
2.	<b>Property Manager’s Report</b>	Atrium window replacement was discussed. Board will seek clarification whether laminated glass or fire rated glass is required.		
3.	<b>Building Manager’s Reports</b>	Accepted as written. Bird remediation will be engaged to assist with bird issues on the rooftop.		
4.	<b>Unfinished Business</b>	<p>The building exterior clean will occur early December – includes window washing. Unico is considering 2 potential tenants for corner retail space; no lease yet signed. The Board approved purchase of tile flooring for 2 floors. Design committee interviewing installation candidates. Board will maintain insurance at current level -full building insured, including seismic coverage.</p>		
5.	<b>New Business</b>	Construction proposal approved Unit #809. The Board is receptive to proposal from Comcast for service to 98 Union residents.		
6.	<b>Community Report</b>	City of Seattle proposed LID will not be formed until Spring 2018. At present, do not know valuation nor impact on residents. First & Pike Building will be renovated; is not a historical bldg. to save current structure.		
7.	<b>Next Board Meeting</b>	The next meeting will be held October 24, 2017 at 6:00 pm.		
8.	<b>Submitted by:</b>	Raelene Jeffery for Carole Jo Williams, Secretary		

