

<b>Minutes</b>	<b>98 Union Board of Directors</b> <b>Status Meeting</b> <b><u>AMENDMENT 1</u></b> <b>24 January, 2017, 6:00 PM following South Arcade board meeting</b>
<b>Purpose:</b>	<b>Discuss status and priorities of ongoing building projects and management issues</b>
<b>Members:</b>	<b>John Gleason - President</b> <b>Paula Raso – Vice President</b> <b>Marty McClintock – Treasurer</b> <b>Carole Jo Williams - Secretary</b> <b>Norm Rice – at large</b> <b>Clair Enlow – at large</b> <b>Natalia Slobodina – at large</b> <b>Katie Dutcher – at large</b> <b>Raelene Jeffery – at large</b>
<b>Management</b>	<b>Sandra Wilcox – Property Manager, Ewing Clark</b> <b>Kelly Tallariti - 98 Union Building Manager</b>
<b>Absent:</b>	<b>Norm Rice</b> <b>Katie Dutcher</b> <b>Natalia Slobodina (moved and resigned from Board)</b>
<b>Homeowner Attendance:</b>	<b>Bill and Debbie Harris (new owners of 611)</b> <b>Joanne Matz</b> <b>Jane Cardell</b>

ID	Agenda Item	Notes/Resulting Action	Responsible	Due by
1.	<b>Homeowner's Concerns</b>	<p><b>The question arose about a "Spring Cleaning" of storage units and homes (as we have done in the past). Kelly will be working on a date in early Spring when he finds a suitable spot (in the garage?) to allow owners to bring articles that are no longer needed or wanted. Excess items will be trucked out after the cleaning.</b></p> <p><b>New residents (611) will be submitting a request to renovate counter tops prior to renting their home.</b></p> <p><b>Social Committee: John Gleason opened his home (307) on Sunday, February 5, for a resident "Super Bowl" gathering. Bring bites and drinks. A notice will go out to residents.</b></p>		

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2.	Call to Order	The meeting was called to order with a quorum.		
3.	Review of Minutes	The minutes of November 29, 2016 were approved as written and will be posted on the website.		
4.	Finance Report	<p>The Treasurer reported on the financials for 12/31/2016:  Cash: \$26,867.21  Petty: \$100.00  Operating Res: \$61,139.04  Cap. Res (x702): \$353,832.84  Cap. Res (x032): \$149,396.66</p> <p>An "update No-Site Visit" Reserve study was done by Association Reserves WA, LLC and found the Reserve Fund currently at 49% funded (medium). A building envelope investigation is scheduled for 2017.</p>		
4.	South Arcade Report	<p>The CC&amp;R's are old and out of date. There was a discussion to review the CC&amp;R's which will be done by an attorney.</p> <p>Kelly participated in the South Arcade Construction kickoff with unico and Schuchart Construction to discuss construction remodel protocols, timeline in four retail spaces with SA to include the former Tea Shop, Seattle's Best and the Silk Shop. Water shutoff schedules will be forwarded to Kelly to alert homeowners of the shutoff times.</p> <p>During construction, the 1<sup>st</sup> floor elevator lobby windows will be sealed off on the Arcade side so 98 Union can assess the lighting impact in the lobby.</p>		
5.	Property Manager's Report	The sewer backup in the tower insurance claim deductible and excess will be shared by 98 Union, Unico, and Vincent House per percentages.		
6.	Building Manager's Report	An annual sewer clean-out maintenance for 98 Union will be scheduled.		
7.	Continuing Business	A new Emergency and Safety Committee Chair is needed with the resignation of Natalia.		

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8.	Design Committee Report	<p>The renovation request for unit 309 was approved by email by the Board. Work to begin 1/16/17.</p> <p>Unit 514 will be requesting approval for a renovation project starting in February.</p> <p>Unit 611 will be requesting approval for countertop renovation in February.</p> <p>Unit 605 (with disability) would like a seat placed in the elevator lobby on the 6<sup>th</sup> floor at owner's expense.</p> <p>Discussion continued on the renovated tiled floors and new furniture/mirrors. The Design Committee will report back next meeting.</p>		
9.	Construction Update	See South Arcade items.		
10.	Unfinished Business	A meeting is being planned with the City Center Connector group to come to 98 Union (including Vincent House and Unico) to discuss the construction impact the rails will have on our neighborhood.		
11.	New Business	There was a discussion on the sale of the "98 Union owned" unit 208 which is presently being rented. The tax issue must be addressed first along with a CC&R review by an attorney.		
12.	Next Meeting	The next meeting is scheduled for February 28, 2017 at 6:00 pm following the South Arcade Meeting. <u>The Annual meeting is scheduled for March 21, 2017 at 6:00 PM where new Board members will be elected.</u>		
13.	Submitted by:	Carole Jo Williams, Secretary		