

<b>Minutes</b>	<h2 style="text-align: center; margin: 0;">98 Union Board of Directors</h2> <p><b>Status Meeting</b>  <b>20 April, 2017, 6:00 PM following South Arcade board meeting</b></p>
<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>Natalie Swistak – 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>Natalie Swistak</b> <b>Norm Rice</b> <b>Sandra Wilcox</b> <b>Marty McClintock – participated on Face Time remotely</b>
<b>Homeowner Attendance:</b>	<b>Dale Hosfield</b> <b>Constance Rice</b>

ID	Agenda Item	Notes/Resulting Action	Responsible	Due by
1.	<b>Homeowner's Concerns</b>	<b>When will the residents be able to see the front door camera on their TV (channel 61)? Several options are being resourced including upgrading the camera from analog to digital. This will probably be discussed for the 2018 budget. If an owner has a "smart TV", this is accessible.</b>		
2.	<b>Review of Minutes</b>	<b>The minutes of February 28, 2017 were approved as written.</b>		

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3.	Finance Report	<p>The Treasurer reported the cash flow for the first 3 months was as anticipated. Financial Statements will be sent to the Board.</p> <p>The present auditor will continue for the 2016 audit only with bids to go out for 2018 seeking new bids. An extension was filed for the 2016 taxes.</p>		
4.	South Arcade Report	<p>A CDARS program is being investigated to move capital reserve funds. Then finalized, the President will sign and the money moved.</p> <p>The Board approved the temporary window signage in the Unico properties (East/West Union St. and 1<sup>st</sup> Ave.) for 6 months or until new tenants are found.</p> <p>The Cash Machine in South Arcade (removed for construction) will be returned close to previous location.</p> <p>Pike Brewery anticipates opening remodeled business by end of June, 2017.</p>		
5.	Property Manager's Report	<p>A stress test emergency generator will be conducted the last week in April to see if it requires a larger fuel source. The test should last 2 hours or less.</p>		
6.	Building Manager's Report	<p>Common Floor Décor for updated resident floors with options is posted on the web site.</p> <p>The April 98 Union Spring Cleaning was a huge success with donations picked up by various charitable centers. This will become an annual event.</p>		
7.	Continuing Business	<p>There was a report on the 1<sup>st</sup> Avenue Trolley project which will be ongoing starting in Pioneer Square and in service in 2020. The project is anticipated to be as far as Spring St. when the viaduct comes down. When the buses come out of the tunnel, the plans are to make 3<sup>rd</sup> and 5<sup>th</sup> Avenues buses only (all times) with 2<sup>nd</sup> and 4<sup>th</sup> continuing as one way (North/South) for cars. 1<sup>st</sup> Avenue will be one lane south and one lane north with cars able to drive on the tracks in case of emergency vehicles. Load and unload spaces on Union, Pike will be determined.</p>		

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8.	Design Committee Report	<p>Two residential floors for tile replacement were determined by lottery at the Annual meeting (6 and 10). Costs are projected to come in under the \$80,000 budget so a lottery was held and the 4<sup>th</sup> floor was also selected for 2017. That leaves floors 8, 9 and 11 to be included in the 2019 budget with all floors completed by 2019 – freeing up \$80,000 in reserves for the 2021 budget.</p> <p>The Design Committee is working on the window design in the 1<sup>st</sup> floor elevator lobby (Unico construction). Unico has offered compensation to cover the window and will be included in the bidding of the final design. Art was discussed as part of the design.</p>		
9.	Construction Update			
10.	Unfinished Business	<p>The Board was made aware of activity by the Griffiths (Pier 57) who wanted to build a Gondola from the Convention Center to the Ferris Wheel down Union St. several years ago. Information was an EIS was being developed for the City. If an EIS is developed, the Board will react.</p>		
11.	New Business	<p>The submitted Marketing proposals for the sale of unit 208 were discussed. The Board approved the Windermere proposal with a "Select" Committee appointed to conduct an interview with the agent (John Gleason, Marty McClintock and Clair Enlow). Specifications for the listing, staging, sale, costs, etc. will be determined.</p> <p>The Board denied a request to move cars and use the - 3 parking garage for filming a movie segment.</p> <p>At a previous meeting, Debbie Harris offered to head up the Emergency Management Committee for the building. Although offsite, Debbie will report to the Board when information is available.</p>		
12.	Next Meeting	<p>The next meeting will be May 23, 2017 at 6:00 pm. The June meeting is scheduled for June 27 – discussion is still on to move that meeting to June 20, 2017. There is no meeting in July.</p>		

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13.	Submitted by:	Carole Jo Williams, Secretary		