

Minutes

98 Union Board of Directors Status Meeting 28, February, 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

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

Absent: **Carole Jo Williams** – Secretary (98 Union)

Homeowner Attendance: **Joanne Matz**
Constance Rice

ID	Agenda Item	Notes/Resulting Action	Responsible	Due by
1.	Call to Order	John Gleason called the meeting to order with a quorum.		
2.	Homeowner's Concerns	A question was raised about potential retailers in the space under construction. It was noted the neither the corner retail or previous restaurant space has been leased, at present. An issue was raised about increasing vagrancy just west of our entrance. It was noted that if witnessed, the concierge should be notified. If concierge not available, contact Metro Improvement District (MID).		
3.	Review of Minutes	The amended minutes for the Board meeting on January 24, 2017 were approved as amended.		

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4.	Finance Committee – Treasurer’s Report	<p>The Treasurer’s report was accepted as of January 31, 2017: Cash: \$50,618.46 Petty Cash: \$100.00 Operating Reserve: \$61,139.04 Capital Reserve (x702) \$368,835.84 Capital Reserve (x0320): \$149,397.97</p> <p>Cash flow is as planned; the budget in line with projections. Cash flow projections un-invoiced over \$5,000 – none. Audit recommendation: maintain FDIC insurance on reserve accounts. Appointment of Auditor: remains the same. Appointment of Tax Preparer: change to split these two functions. The possible sale of Unit #208, owned by the Homeowner’s Assn, was discussed. The sale of this unit would substantially increase reserves.</p>		
5.	Property Manager’s Report	<p>We have several bids for the Reserve Study; expect to be complete by 6/30/17.</p> <p>A test of emergency generator and elevator will run tests simultaneously to stress test the system.</p>		
6.	Building Manager’s Reports	Accepted as written.		
7.	Unfinished Business	Unico has requested to core electrical in our storage unit. Withholding consent to core request until determined is in “common” area or possible to lay conduit without coring.		

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8.	Design Construction	<p>A tile in the elevator floor is cracked; discussed whether to repair now or wait until additional tiles may need repair.</p> <p>A lottery will be held at the annual meeting to choose the next 2 floors to be updated.</p> <p>An owner has requested a bench be placed near the elevator on the 6th floor. It would be purchased at the owner's expense. The matter is being considered by the Board.</p> <p>Implementing a building standard for design was discussed; giving residents choice about hallway mirrors, plants but suggested hallway tables should be consistent. The choices controlled for consistency. It will be a slow implementation but eventually consistent throughout the building. The Design Committee will prepare a presentation to be reviewed by the Board prior to the annual meeting.</p>		
9.	Community Reports	<p>The Social Committee will coordinate refreshments at the annual meeting.</p> <p>A presentation to 98 Union residents regarding the new City Connector Street Car will take place 3/29/17, 6pm, in the 98 Union meeting room.</p> <p>A new chair is needed for the Emergency & Safety Committee. It was noted owner, Debbie Harris, has shown an interest in chairing.</p>		
10.	New Business	<p>Installing bike racks in the garage was discussed. Continued research needed.</p> <p>Two Board positions will be open and need to be filled at the upcoming annual meeting. Clair Enlow indicated she is willing to serve again as her term expires and another owner has shown an interest.</p>		
11.	Next Board Meeting	<p>The next meeting will be the Annual Meeting held on March 21, 2017 at 6:00pm.</p>		
12.	Submitted by:	<p>Raelene Jeffery for Carole Jo Williams, Secretary</p>		