

<b>Minutes</b>	<h2 style="margin: 0;">98 Union Board of Directors</h2> <p style="margin: 0;"><b>Status Meeting</b>  <b>24 April, 2018, 6:00 PM following South Arcade board meeting</b></p>
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<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>Open - Secretary</b> <b>Paul Jezick – at large</b> <b>Clair Enlow – at large</b> <b>Katie Dutcher – at large</b> <b>Raelene Jeffery – at large</b> <b>Ken Chu - at large</b> <b>Natalie Swistak - 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>Marty McClintock – Treasurer</b> <b>Clair Enlow – at large</b> <b>Ken Chu - at large</b>
<b>Homeowner Attendance:</b>	<b>Jane Cardell - 408</b> <b>Joanna Matz - 207</b> <b>Dale Hosfield - 910</b>

ID	Agenda Item	Notes/Resulting Action	Responsible	Due by
1.	<b>Homeowner's Concerns</b>	<b>No concerns noted</b>		
2.	<b>Call to Order</b>	<b>The meeting was called to order with a quorum</b>		
3.	<b>Review of Minutes</b>	<b>The minutes of February 27, 2018 were approved as written. A pdf copy will be sent to Kelly for posting on the website.</b>		

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4.	Finance Report	<p>Reported that the tax extention was filed for 2017; audit approved and is currently being done.</p> <p>March 31, 2018:  Cash Checking \$36,591.83  Petty Cash \$100.00  Operating Res. \$61,139.04  Capital Res. (702) \$514,465.96  Sale Proceeds (Wa. Trust) \$350,768.87  Capital Res. (032) \$149,415.31</p> <p>A proposal for future discussion of setting up an Operating Reserve Fund for 98 Union and South Arcade, with estimated \$10,000 contribution by both 98 Union and Unico. This fund would be in place to pay the water, sewer and garbage bills on time with expected reimbursement each month by Unico and 98 Union. This proposal is still under consideration and will be discussed at future meetings.</p> <p>New Trash compactor, to arrive in two months, was approved for \$19,788.</p>		
4.	South Arcade Report	<p>Approval noted for signage proposal shown in design drawings for potential new leasing tenant for SE corner of South Arcade.</p> <p>Discussion continued from the South Arcade meeting regarding the shifting of utilities obligation (water, sewer and trash) and billing from 98 Union to South Arcade. Sandra notes that 98 Union pays 100% of trash and will investigate a change in the billing for these items. It may be difficult to break out trash from the cluster of items in the monthly bill from the City.</p>		
5.	Property Manager's Report	<p>Approved as written.  High-rise inspection was completed.</p>		
6.	Building Manager's Report	<p>Approved as written.</p>		

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7.	Continuing Business	The Art Niche in the elevator lobby was again discussed. 1st/Union LLC reports that further consideration of the framing and structure will be studied before an option is proposed.		
8.	Design Committee Report	Common area furniture updates have been completed on floors 6 and 10.  Various floor updates are moving along. Mirrors will be ordered for floors 3, 5, and 7 once the choice, per floor, has been made.		
9.	Construction Update	Construction in unit 611 was approved by board members. Request made to owners for \$175 deposit and \$35/day for five days.		
10.	Unfinished Business	Sandra will ask WAVE (RealtyCom Partners) about the refunds for first box for homeowners.  Unit 206 - obligation for payment for Sovent System inspection is undecided at this time. South Arcade would like to see inspection information prior to being willing to pay the expense.  Unit 406 - notice in writing will be sent to owner regarding estimates from contractors (Cintas and Promundo) for re-installation of audible fire alarm and speaker dislodged during remodel. Owner will pay for re-installation.		
11.	Community Reports	Safety Committee - nothing to report Social Committee - Kelly will put up notice to recruit volunteers Street Car/Gondola - continued monitoring LID Updates - John sent out an email to homeowners with information and links for opposition groups. Additional notice sent for dates and times for City Council meetings on the LID subject for those interested.		
12.	New Business	Kelly to prepare and send out to homeowners preventative suggestions, information and guidelines for yearly plumbing maintenance.		
13.	Next Meeting	May 22, 2018 June 26, 2018 July (no meeting)		

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14.	Submitted by:	Paul Jezick, at large		