

PTCA Board Meeting Minutes

July 17, 2017

The July 17, 2017 PTCA Board Meeting was called to order at 6:01 pm by Vice President Gary Brackett. Board members present were: Ken Wright, Lee Kartes, Gary Brackett, Jean Kampen, and Denise Rasmussen from Management Trust. Due to a previous appointment, Ray MacPherson arrived at 6:11 pm.

President's Report – No report as Ray was in route to the meeting.

Secretary's Report – The minutes from the June 19th Regular Board meeting were read; motion, seconded and approved to accept as read.

Treasurer's Report – The treasurer's report was given. Motion made, seconded, and approved to accept the Treasurer's report as given.

Manager's Report – Denise will be the interim manager. Arnold has been hired by Management Trust. He will have better wages and benefits. Denise will do a site inspection in the next couple weeks with Lee. Denise is wading through emails and is getting through things as quickly as she can. She is in the process of hiring someone to fill Jeanette's position, but it is going rather slowly. When she has a candidate she will plan a meet and greet.

Committee Reports

- Maintenance/Landscape – We've been working on changing the maintenance contract vendor. Management Trust has hired Arnold and he no longer works for Apollo. Arnold works for better wages, benefits and more hours. It is less costly for the Association as well. Things still go through Lee regarding maintenance. Apollo still has the contract for the cleaning people of Friday.
- Social Committee – Next event is the BBQ. We have purchased a new BBQ.
- Interior Design – No changes.
- Security – Damage in P2 elevator lobby. Arnold patched and painted already. No other comments.
- Budget & Finance – Nothing to report at this time.
- Update on Moves In/Out – 2 move-outs and 2 move-ins. One non-approved move-in. One furniture move and 1 contractor. Helen has been our stalwart move monitor. Lois Harris and Kim Cho have joined as move monitors. We are blocking out move for July 31 through August 2nd due to parking lot asphalt work. There is one exception for a military move on August 3rd.
- Bookclub – Thursday, August 17 The Deep Blue Good-By by John McDonald. The one after is on September 28th – South of Broad by Pat Conroy.
- Newsletter – Not one done in July, but August there will be one.
- Rules – Ray is asking for different focus; address only if there is problematic one and streamline as much as possible, separate rules and processes. Time for the annual review – Corinne is asking for input from residents. John and Corinne are currently on the Rules Committee and possibly Dennis. If anyone else is interested, contact the Board.
- Governmental Affairs – Gary and Shirley attended the meeting on June 21st where there were some local elected officials. We are on the edge of 2 neighborhood councils; we are in the east side, but the other one starts on the other side of the street. Emergency declaration for homeless situation will end in October. There was a recent ordinance that will ban camping on public lands and camping in cars for extended time periods (no more than 72 hours). There is a process in place (although not defined completely) of City properties and which properties might be considered for homeless camps. Marty Campbell is our current City representative – he will be leaving office at the end of the year. We will try have a candidate forum for City Council positions. It will be important that the candidates know what our views are. Call 311 first for any issues of homelessness. The Portland & 18th Street area has been cleaned out; the site just north of the Bridge will be cleaned out in the near future. Will provided a written sheet of notes from the Dometop Meeting on July 12th.

Old/Unfinished Business

- NE Soldier Wall Up-date – We got a bid; it's bad news. The project is going to cost \$400,000 instead of the \$200,000 we originally thought. This is fresh information that the Board received just this morning. We could not find more than one contractor to give us a complete bid. The contractor is the one who did the other wall construction so he is familiar with our property. It is a 5 week plan. We cannot get a permit until we have a contract in place; the City will then need to talk with the Contractor. The Board is not prepared to discuss this tonight. There will be a special Board Meeting Thursday, July 20th, at 4 pm to discuss this at length.
- Update Parking Lot and P1 & P2 Asphalt Maintenance and Striping – On target for July 31 and August 1 & 2. There will be no access to P2 and the south parking areas, up to and including the north side of the detached garages. There is parking behind the small brick building, which will have a security guard on premises during the evening hours (9 pm through 7 am) only. You may park only in the COMMON areas; do not park in any assigned spot. The owner of that spot may choose to have you towed if they wish.
- Elevator Permits – L&I was closed last week; Denise talked with L&I. She is hoping to have an answer once and for all. Not sure what the problem is.

New Business.

- #2 Elevator (small in the main) is still making some kind of noise.
- Can we put a mat in the freight elevator or some other kind of flooring to protect the floor? Could we ask Arnold to damp mop the elevators at least once a day?

Announcements –

- Parking Disruptions coming.
- Parking stickers – if you don't have one, contact Lee. Lee will take care of the hold-outs with notices and/or fines.

Open Forum

- Painting on unit doors – does anyone want their door re-painted? We can take a quick look and see if there is enough to warrant having all of them re-painted.
- Thanks to Lee for accepting the invitation to join the Board. Thanks to Tae for serving; he declined to attend the meeting as it costs \$5 to cross the bridge (he bought a house in Gig Harbor).

Motion, seconded and approved to move into Executive Session at 7:07 pm to discuss personnel and other issues.

We are finalizing the “divorce” with Apollo on the maintenance contract. We will keep them for the janitorial contract for now.

Returned from Executive Session at 7:23. There being nothing to report or vote on from Executive Session, moved to adjourn at 7:24 pm.

The Board approved two motions by unanimous email consent subsequent to the meeting:

- Spencer Construction clean, pressure wash and apply solvent to seal the east half of the P1 garage (approximately 6200 sq.ft.) for a cost of \$4,000 plus sales tax. This work to be funded from Reserve Funds.
- Pay the City of Tacoma, Planning & Development Services, for the Permit Intake fees in the amount of \$2,409.51 to be reimbursed from the Special Assessment.

Respectfully submitted,
Jean Kampen, Secretary