

PTCA Board Meeting Minutes

February 15, 2016

The February 15, 2016 PTCA Board Meeting was called to order at 6:01 pm. Board members present were: Ray MacPherson, Kay Lancaster, Ken Wright (via Phone), Lee Kartes, and Jean Kampen. Also present was Jeanette Fournier (Manager CDC).

Secretary's Report – Motion was made, seconded and approved to accept the minutes of the January 18, 2016, regular Board Meeting and Special Board Meeting of January 29, 2016. There were no items in the Suggestion box.

Fire Inspection: Whenever there is a fire inspection, the water gets riled up because of the water needed for the inspection. This causes brown water. Next time Tacoma Water will come out and flush the water hydrants. Ray apologized for not letting residents know. It will be on the checklist for next year; it was an oversight this year. There are some minor things getting repaired as a result of the inspection. The next thing to be scheduled is the fire phones in the elevators. Fire Department came and did their check and were happy with what they saw. 100% compliance was great – owners and residents cooperated to get it accomplished.

Treasurer's Report – Motion was made, seconded and approved to accept the Treasurer's Report as presented.

Manager's Report – Jeanette reported about a new telephone system in the entire company; calls won't go directly to Jeanette with an old number. Jeanette had the Board members sign Board Member Signature Cards, which will be for financial electronic transfer. Regarding maintenance for the trash compactor – Jeanette has received one bid for \$400 but felt that is not adequate and is still waiting for another bid. Unit 1206 just sold; that was the last of Oscar's original units. Jeanette said that Management Trust will next look at Issues with association's rental cap; our current language is not adequate as it leaves the association wide open.

Committee Reports

- Rules – No report.
- Maintenance/Landscape – We're getting thru the winter. Partially fixed the leak outside the lobby. Plants – major problem on the sidewalk going up the hill. We will see if Arnold has time to re-paint room 107; this was needed after the repairs were made.
- Interior Design – Easter decorations are up; almost through. A larger committee made be created to look at re-design/spruce up the lobby. Things are very faded and the drapes really need to be replaced.
- Social Committee – Had Valentine's Day brunch – about 15-16 people showed up; will have a Saint Patrick's Day event in March, and a possible clean-up/weeding day on Saturday, April 9th – in conjunction with Goodwill having a truck coming.
- Security – There was a car prowler over the week-end. Some cameras were not working and some others were fuzzy A car prowler occurred several weeks ago as well– again a reminder to not leave valuables in view.
- Budget & Finance – No report – was too early for any casualties.
- Update on Moves In/Out – There was only 1 move - today.
- Bookclub – Janet – Next meeting is Thursday, the 18th – book as Half Broke Horses. Meets every 6 weeks.

Old/Unfinished Business –

- Regarding Plumbing Maintenance – Delegated to Lee; not been able to reach company recommended to get a bid. Jeanette said to let her know when we have trouble getting vendors – she can get in touch with them. We will take Arnold out of the loop. Either Ray or Lee will meet with them.
- Elevator Information – Coordinate Simplex and elevator company – elevator floors will be cleaned tomorrow and the vestibules on P1, P2, and main floor.
- Motion was made, seconded and approved to purchase 15 HVAC units (hallway units) at \$707 for a total of \$10,605. To be funded from the Reserve Account.

Announcements

- Elevator floors will be cleaned in the morning – Tuesday, the 16th.

Open Forum –

- Monthly contribution to reserve fund – around \$11,000 per month. Maintenance costs on sidewalks – tearing out old plants? Do we have this funded – yes, it is in the budget.
- There was concern of the exercise equipment that was being repaired and replaced. It was suggested we have some way to figure out usage before replacing equipment with Association funding.
- There was a question of how much was paid for the fire inspection; the contract (\$8,000 plus or minus) is for a full year and the inspection is part of the contract.
- Reminder to clean up your spills in elevators.
- Road construction – the WA DOT manager suggested we contact someone to lower the speed limit in front of our building. It might be May or June before they open the bridge again. Speed limits are set based on what 80% of people drive, so we may not be able to adjust that.

Board moved to enter into Executive Session at 6:55 pm. Returned from Executive Session and moved to adjourn at 7:14 pm.

Respectfully submitted,
Jean Kampen, Secretary