

PTCA Board Meeting Minutes

June 19, 2017

The June 19, 2017, PTCA Board Meeting was called to order at 6:01 pm. Board members present were: Ray MacPherson, Ken Wright, Tae Kwon, Gary Brackett, Jeanette Fournier, and Jean Kampen.

President's Report – President had no report.

Secretary's Report – The minutes from the May 15th Regular Board meeting and the June 9th Special 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 – Lots of move activity since the last meeting. Sent out a move monitor search and got a couple responses. Elevator work completed and sent into L&I. Ken and Tae up-dated parking list. Have requested a date for re-stripping the elevator landing. No Trespass Signs have been installed.

Committee Reports

- Maintenance/Landscape – Arnold's room is done. Will get fence fixed by compactor. New combination padlocks for all outside locks.
- Social Committee – Watch for signs for 4th of July Brunch.
- Interior Design – All done for now – through July 4th.
- Security – Did have a couple windows broken last week. More like vandalism rather than stealing stuff. Make sure the garage door is all the way down before driving off.
- Budget & Finance – Final audit posted on website. Nothing else to report.
- Update on Moves In/Out – 7 move outs; 1 move in and 8 furniture moves.
- Bookclub – The Tomb, a Repairman Jack. July 6th. August 17 “Deep Blue Good-By” by John McDonald.
- Newsletter – Nothing new to report.
- Governmental Affairs – Some speculation of a new ‘homeless camp’ for the parking lot at 35th & Pacific. Will and Gary have received information that the site is no longer considered. The meeting on Wednesday, the 21st at 6:30 pm at the Health Department. Gary will attend and invited anyone else to attend.

Old/Unfinished Business

- NE Soldier Wall Up-date – Should get something this week. One company will bid everything and one company can do part and will try get another company to do the other part. Ken is not sure we will get 2 bids, maybe 1-1/2; if we can't get 2 we will have to meet and decide how to proceed. The engineer is the one overseeing the bid process. Our biggest concern is finding someone to do the entire job. The City will not do anything else with us until we have a contractor before issuing a permit.
- AES Geotech Proposal for slope by Compactor – Geotech guy came out; not a sense of urgency to repair that wall. We will repair the fence and tie it to the compactor. We will keep an eye on it and move forward if necessary.
- Update Parking Lot and P1 & P2 Asphalt Maintenance and Striping – P1 and P2 garages will be re-striped on June 29th – every owner/resident/property manager will get a letter

about getting cars out by 8 am. You will get notices at your door, on your cars, and in the usual places (egress doors, elevators, etc). Common spots will be available the day before for parking. Wednesday, Thursday and Friday we can park behind the small brick building next to our lot. Can come back into the garages at 5 pm Thursday. If cars are left and are still left as of 8 am, we can have them towed at owner's expense and if any damage, it will be the responsibility of the owner. The Guest area will be done around July 7th. Have we thought about hiring security for those 3 days? We have not. The one in August – P2 and everyone who parks in the front lots around to the P1 roll up door could tie up people for several days.

- Past Unfinished projects, elevators, signs – Jeanette covered elevators, No Trespassing signs are installed. Davis Door was out and adjusted the fire doors last week. The elevator floors will be scheduled for stripping. We will do the drain cleaning sometime this summer and P2 will need to be emptied for that. If you do not have parking stickers, contact Tae.

New Business – No new business.

Announcements –

- Parking disruptions will be happening.
- Applications being accepted for Moving Monitors – Jeanette has received one. If interested, contact Jeanette. Ken will eblast it and it will go in the newsletter. Also get your parking decal.

Open Forum

- Smelly garbage – take to P1 or P2 rather than refuse rooms on the floors.
- New community center at 56th and Portland; should be available late next year.
- Homeless Camps – 18th & Portland is the first site; second place is corner of Portland and Puyallup Avenues. Will has a power point presentation about the homeless camps.
- How are we handling complaints? Jeanette gets them and handles them.
- When does management do walk-through? She usually does it when she comes for meetings. She doesn't always have a person to accompany her.
- When was the last time the elevators and floors were stripped and cleaned? They are on a schedule.
- Maybe get drive-through security when we have to be out for 2 days.

Motion, seconded and approved to move into Executive Session at 6:44 pm to discuss personnel and other issues.

Returned from Executive Session at 7:25. There being nothing to report or vote on from Executive Session, moved to adjourn at 7:26 pm.

Tae Kwon is moving to a house mid-July. The Board voted unanimously by email to appoint Lee Kartes to fill Tae's unexpired term.

Respectfully submitted,

Jean Kampen, Secretary