

# PTCA Board Meeting Minutes

## August 15, 2016

The August 15, 2016 PTCA Board Meeting was called to order at 6:00 pm. Board members present were: Ray MacPherson, Kay Lancaster, Ken Wright, Jeanette Fournier (Manager CDC), and Jean Kampen. Tae Kwon was absent – excused.

President's Report – Bridge is opening – scheduled for tentatively for Thursday, August 18<sup>th</sup>. Be very careful as traffic will be flowing both directions. Complaint Procedure – anyone with a complaint about anything, send it to Jeanette first; she knows when to contact us and when not to.

Secretary's Report – Motion was made, seconded and approved to accept the minutes of the July 18<sup>th</sup> Regular Board meeting & the July 25<sup>th</sup> Special Board meeting.

Treasurer's Report – Ken did not get the treasurer's report until this afternoon so we unable to send it out before the meeting. Motion was made, seconded and approved to accept the Treasurer's Report as presented. Motion to turn in for collection account 656740 (unit 501) in the amount of \$8207.88; the writeoff amount \$5745. Motion died on the floor – will be discussed at a later date.

Manager's Report – Jeanette is working on unit 501 bad debt issue. Have met with elevator company to discuss service and still in discussion. We had the annual elevator inspection – 2 elevators passed, one did not. 1201 approved to have leak condition correction and 208 sent in to be investigated; 901 reported water on their windows too. The ant problem in the garages has been dealt with.

### Committee Reports

- Rules – Committee has been working; rules workshop proposed for Monday, September the 12<sup>th</sup> at 6:30 pm.
- Maintenance/Landscape – Lots of water intrusion. Ken got with Kay to do walk-around on irrigation. Will looked around to make sure all irrigation nozzles are coming on; they are operating as they should. There are a couple sprinkler heads that need to be adjusted. Some of the trees/bushes will be getting 'haircuts' to help with visibility. Mention #2 of the Bridge opening – be aware!! Ken has been in contact with Arnold for maintenance/landscape issues. Some of the asphalt coating is starting to wear out – the tarish sealer that we spray on. Arnold's workspace is sub-par; Jeanette has gone over his office space and made some suggestions (work benches, lighting, tool storage). Jeanette found some items that will come in the \$1300-\$1400 range. Motion made, seconded and approved to spend up to \$1500 to up-date Arnold's work space; funds to be from operating budget.
- Interior Design – Nothing new.
- Social Committee – Weather was bad (rain) for the annual BBQ but we still had about 30-35 people. The next event, Bunco, is tentatively scheduled for Tuesday, September 13<sup>th</sup>.
- Security – Nothing to report.
- Budget & Finance – Will start preparing for the new budget; Committee formation/meeting will be forthcoming.
- Update on Moves In/Out – 1 move out.
- Bookclub – The next book scheduled for book club is Maise Dobbs by Jacqueline Winspear The meeting date is September 15<sup>th</sup>.
- Lobby Task Force – No one has volunteered to serve on this task force.
- Newsletter – They are out – if anyone does not want it, let Jean know.

#### Old/Unfinished Business –

- Wall Update – Structural Engineers is very helpful. He has gotten with the City so we all know what needs to happen. August 31 the 2 studies should be done and will go to the City to make sure it's what they want. Then we will get a structural engineer to see how much it will cost. It is a small job for a contractor. We are moving along as fast as we can go.
- Rule Change – Move that we change Section 12 #3, paragraph b “storage” – to remove the 1 cabinet restriction; it would be the same cabinet restriction as far as type, but it would allow for more than one cabinet. Motion seconded and approved.

#### New Business

- Oil Separator Maintenance – Motion made, seconded and approved to pay Catchall Environmental \$1700 to replace filters in storm water drains; funds from operating budget.

#### Announcements

- Bridge is opening in a couple days – be careful!!
- Dometop Meeting – Will went to the meeting and gave update. When our bridge opens, the McKinley bridge will be closed for 18-24 months. A Street entrance to I-5 will remain closed until the McKinley Street bridge is done. It could be 50 days before all lanes/sidewalks on the Pacific Bridge is complete. L Street is not projected to have any work done. Tacoma buses will start moving along Pacific again when the bridge opens. Everything should be done by spring 2018. Narrows Bridges will be closed periodically for re-painting this coming week-end.

#### Open Forum

- Appearance of arrogance/arbitrariness of the Board regarding the changing the rules.
- Plumbing fixtures – made by manufacturer Grohe – guaranteed for life. Applies to original owner who still owns unit. Rosen Supply on Center Street can give assistance with replacing and/or fixing for original owner.
- Tacoma Fire Dept. offers free CPR classes year-round. Three hour sessions.
- Board went about decision in unprofessional manner.
- Code problem with sign in upper parking lot. Code enforcement – call 311 to report it.
- 608 reported screws coming through his kitchen ceiling – suspected from 708 but not possible since the floors are 18 inch thick concrete.
- Water intrusion – in 1201 and 208; from rain, A/C run off. They are sloping wrong way.
- Board had right to make the decision they made regarding the rule change. Plan they came out with is a reasonable plan and not made in arrogance – it will grant the right to all.
- Sealing of parking lots – there is a schedule of maintenance. P1 will need to be re-sealed, too.
- Asphalt is part of the reserve study – for \$10,342 in 2018.

Motion, seconded and approved to move into Executive Session at 7:15 pm. Returned from Executive Session at 7:46 pm.

There being nothing to report or vote on from Executive Session, moved to adjourn at 7:48pm.

Respectfully submitted,

Jean Kampen, Secretary