

## PTCA Board Meeting Minutes January 16, 2017

The January 16, 2017 PTCA Board Meeting was called to order at 6:00 pm. Board members present were: Ray MacPherson, Ken Wright (via phone), Tae Kwon, Becky Wingstrand, Laura Kinne taking Jeanette's place, and Jean Kampen.

President's Report – Ray

Secretary's Report – Motion was made, seconded and approved to accept the minutes of the Regular Board meeting of October 13, 2016. Motion made, seconded and approved to accept minutes as presented.

Treasurer's Report – The treasurer's report was given. Motion made, seconded, and approved to accept the Treasurer's report as given. The year end report has not yet been finalized as some adjustments need to be made. Total Wall repair paid in 2016 \$10,178.

Manager's Report – No report as Jeanette was out sick. Laura did not bring anything to discuss. If something comes up, Laura can find the info.

### Committee Reports

- Rules – Nothing to report.
- Maintenance/Landscape – A few things left to do in Arnold's office. Identified places for "No Trespassing Signs" – Jeanette has ordered the signs. There is a process in some municipalities for enforcing no trespassing, but Tacoma Police does not have it yet; TPD is in the process of setting that up and we are on the list.
- Interior Design – Decorations on the floors and room 107 are done.
- Social Committee – No report – have not yet met.
- Security – Car was broken into. Was in an area where we couldn't see anything from the cameras. A backpack was left in the car. Don't leave anything in your car! Some unknowns are being let into the front lobby area. Don't do it!! We will make sure that new residents are aware of this. There are some offenders of people speeding in the parking lots.
- Budget & Finance – No report since just starting new year. Our audit – we have signed an engagement letter for the audit. Coupon books were mailed out. There was a huge delay. There have not been fines assessed for late fees for January's fees. Let Jeanette know if you have not gotten your book.
- Update on Moves In/Out – November: 1 move in and 2 out; for December 5 move ins, 2 out. There were a number of appliance/furniture moves.
- Bookclub – Snowflower and the Secret Fan by Lisa See. Some controversy over the book because some people are a little more squeamish about customs.
- Lobby Task Force – Anticipate delivery of February 7<sup>th</sup> for all.
- Newsletter – If anyone has something for the newsletter, let Jean know.
- Governmental Affairs – New Committee: Motion made, seconded and approved to approve the Government/Community Affairs Committee Charter establishing the

Committee (Charter attached to minutes). Motion made, seconded and approved to appoint Gary Brackett to the Government/Community Affairs Committee and appoint Becky Wingstrand as the Board of Directors liaison.

Old/Unfinished Business –

- Elevators – This was going to be a Jeanette report. We do need to get the licenses updated. Two elevators passed; one did not. We have to get with Jeanette to find out status.
- Parking Lot Update – Asphalt coating, parking lot restriping, etc. Got too late – will look at it in the spring when Ken returns. Wall – received the 2<sup>nd</sup> geotech report. Starting to prepare the structural engineering drawing and will go to the City to get the permit. Then we can get bids for the actual work. The City needs to know what property will be affected, how much equipment, will Pacific Ave. be impacted, etc. etc. Some parking spots will not be available and we will work as best to accommodate everyone.

New Business

- Noise abatement – tried to investigate. It appears to be doors and cupboards slamming. Suggested to put in the newsletter to be careful of slamming doors, including closet doors. The pads help a lot. Some of the stairwell doors slam, too. Mention to new people when they move in.

Announcements – Monday, January 23<sup>rd</sup> – Fire inspection of unit. We must have access to every unit.

Open Forum

- Disposal of paper and boxes – put in newsletter perhaps.
- A number of people have trouble parking straight in their spots. Newsletter item.
- Radar gun – Many residents saw the article about this. It could be dangerous because if speeders saw this, they may turn about and retaliate. Consensus was that this doesn't seem like good idea.
- 911 Building “Public Safety Communication Center” – 2 buildings to replace the old hospital. One will be the 911 center and the other administration. 250 employees; intend to have parking for employees. There will be some consumer traffic. Demolition scheduled to start March this year and complete by September. Starting construction in October of this year. Health Dept. will remain where it is. Vacant land on east side of Pacific will remain vacant – not made into a parking lot.

Motion, seconded and approved to move into Executive Session at 6:40 pm. Returned from Executive Session at 7:36 pm.

There being nothing to report or vote on from Executive Session, moved to adjourn at 7:37 pm.

Respectfully submitted,

Jean Kampen, Secretary