

PTCA Board Meeting Minutes

October 16, 2017

The, PTCA Board Meeting was called to order at 6:01 pm by President Ray MacPherson. Board members present were: Ray MacPherson, Ken Wright, Lee Kartes, Gary Brackett, Jean Kampen, and Denise Rasmussen from Management Trust.

Secretary's Report – The minutes from the September 18th regular Board meeting and Special Meeting of September 28th were read; motion made, seconded and approved to accept as read. Ken shared the reason why we opened another checking account in a separate account – money is now spread out to be under the \$250,000 FDIC protection limit. We need to keep some money liquid for the wall replacement. It was just an administrative action.

President's Report – Try keep comments from audience until the end to keep the meeting moving expeditiously.

Secretary's Report – Nothing further to report.

Treasurer's Report – The treasurer's report was given.

Manager's Report – Denise takes credit from one of the delinquent account. Got the elevator permits and they are posted. Regarding the fines and issues with getting the permits, the Board will go over the numbers and how it worked out during executive session. Click! and Rainier Connect are disconnected. Several logs have been up-dated. Owners with rentals were all contacted to make sure they have submitted all the necessary documentation. Inspections of all storage rooms – not many issues. Many owners are reaching out to Denise. Kelly Ray will be with Management Trust – she is in training – not sure if she will be ours. Apollo has been terminated.

Committee Reports

- Maintenance/Landscape – We will open up the janitor room in 107 for supplies. Lee is working with Arnold. Arnold is currently authorized 2 hours overtime each week to complete all the extra duties (janitorial) and he will let us know if he needs more. He is working on a schedule of all his duties. His overtime will probably be on Thursday. Monday will be the day he cleans Room 107 and the exercise rooms. Sprague – we cannot do it right away because the traps need power. We'll look at the spring to do this; bugs will be going away soon because of winter.
- Social Committee – October 28 – Oktoberfest in room 107.
- Interior Design – Nothing changes until after Halloween.
- Security – Call box is back to working. Turns out it was a bad board.
- Budget & Finance – Budget has been approved. Budget ratification scheduled for November.
- Update on Moves In/Out – 1 move-in, 0 move-outs.
- Book Club – The next one is on November 9th is The Light Between Oceans by M.L. Stedman and January 18th is Hillbilly Elegy by J.D. Vance.
- Newsletter – They were put in the lobby in October and it seems to work; copies disappeared quickly and had to be replenished.
- Governmental Affairs –
 - McKinley Farmers Market – asked for support from the Board to support a Farmers Market on McKinley. Tuesdays is the proposed day. Motion made, seconded, and approved to write a letter of support for a Farmers Market.

- Blueberry Park – the city is proposing to put that property up for sale.
- Police Department is short-handed so if something is not a true emergency, call 311 and not 911.
- Summarized Dome Report
- Five of 6 candidates were here for the Candidates Forum. Worked well for the Social Committee and Governmental Affairs Committee to work together on this.
- Approve Govt. Affairs Minutes. Motion, seconded and approved to accept the minutes of the committee.
- Rules – Nothing to share on Rules.

Old/Unfinished Business

- Elevator Permits – Did get refund today – we had paid several invoices multiple times; several invoices sent to collection. L&I had different addresses – three different (incorrect) addresses. Collection couldn't get all the invoices because of the incorrect addresses. Will talk further in executive session to get a complete report.
- NE Soldier Wall Up-date – Ken can't get clarification if it is a Soldier Pile or Secant. We will try to get an idea of how soon the review will be done. There are still issues with insurance. Contractor wants us to provide liability during this project. Otherwise all owners would have to sign a 'hold harmless' agreement, but that will not happen. The wall we are doing does not remove the blocks – it is prevention from the earth to wash away. There might be some exposure that the blocks will fail. There might be a time in future when we can have those blocks taken out. Letter from Pacific Engineering Technologies –there will be some disclosure regarding the existing wall. We will have this reviewed in the Reserve Study and perhaps include the removal in the reserves.
- Update Parking Lot and P1 & P2 – contractors were exceptional – were here on time, did what they were contracted to do, etc. They re-did the Guest parking for free; it didn't set right the first time because of the heat.
- Rules – Section 1 - no significant changes. Section 12 – Parking – no significant changes. Welcome letter is fine – will print and post in various places. The word “shall” is much more enforceable than “must” so we will leave that as is. Section 10 - Move In/Move Out/ Furniture/Appliance Delivery Removal: changes include retitling of the section, clarifying move requests include moves and furniture moves within the building between units, changing the notification for contractor materials from 48 hours to two business days (emergencies will be accommodated).

New Business.

- Government Affairs Meeting – would like another forum with the Police Department liaison officer. All for it! May not happen until April.

Announcements

- Annual Meeting and Budget Ratification Meeting – November 20th in Room 107. You will receive a mailing from Management Trust regarding the meetings.
- 2 Board Positions will be open (Lee and Gary); if you want to 'get involved' this is your chance to start. Let Denise know if you wish to run for a Board position.

Open Forum

- Elevator Issues – why handle in executive session? Could there be a special meeting once this is all sorted out?

- Fines for the elevator. Why did it grow from a couple hundred dollars in fine to over \$2000+. Response: This will be discussed during executive session because it involves potential litigation and personnel issues. Once we have a clear understanding, we will report it. After executive session, additional research may need to occur. RCW states that contracts, personnel issues can be covered during executive session.
- How come it is taking so long to get this wall project started? Response: We have done it as fast as we can; we have waited for engineers, permitting, etc. We got bids for both types of repair – taking the stones out and leaving them in.
- What will happen with the black fencing when the wall is rebuilt?

Motion, seconded and approved to move into Executive Session at 7:19 pm to discuss personnel and other issues.

Returned from Executive Session at 8:10 pm.

Nothing to vote on; we need more information as there may be a legal matters pending. We do not have enough information to report on the Elevator fines and penalties.

Move, seconded, and approved to accept changes to Section 10, effective December 1, 2017 to be mailed out to all owners with the annual meeting and Budget Ratification meetings.

Move, seconded, and approved to adjourn at 8:15 pm.

Respectfully submitted,
Jean Kampen, Secretary