

# PTCA Special Board Meeting Minutes

## July 20, 2017

Called to order at 4:01 pm.

Present: Ray MacPherson, Gary Brackett, Ken Wright, Lee Kartes, and Jean Kampen. Denise Rasmussen - Excused

Background – Ken gave a synopsis of what has been happening in the last few years regarding the northeast wall. We had a number of engineers come out and do studies for us to find out what the problem was. There is something wrong; there is a significant danger that the wall will fail. If it fails, it won't affect the building, but it would affect the parking lot. Because the previous lawsuit settled with no more litigation to be brought forth, it is now up to us to fix and pay for. We then had a structural engineer come out to look at it; he started doing the drawing after contacting the City to find out what they would require. Then it was up to us to get a Contractor to do the work. That is where we got into problems – there were not many contractors willing to give us a bid. Our project was too small or some would only bid a portion of it. To obtain a building permit, the City requires we have a signed contract with a contractor. We got a bid from the Contractor who did the work for the first portion of the fix – the southeast fence. This is the only complete bid we got. If the wall falls down, the state will come in and fix it and present us a bill. There is a good chance that the wall would fall down if not fixed. The bid is for a secant wall, not a soldier wall. The secant will be a faster, cheaper solution. By leaving the existing block wall in place, the bid is about \$75,000 less.

Our monies in the reserve are not all liquid; some are in CDs, etc. We are fortunate that we can 'borrow' from ourselves and don't have to borrow from a lending institution. By Washington State law we need to re-pay the reserve fund for this expenditures; wall replacement was not part of the reserve study. That is why we have currently a special assessment and why we will need a second assessment. We do not have a final 100% accurate cost – there are more expenses, such as permits that we do not have yet. Other expenses could be repair of the fence, traffic control.

Motion to approve a contract with DBM for Option 1 Secant Piling "Behind" Ecology Block Wall (to negotiate the permit costs and fence repair) for an amount of \$345,275 to include Washington State Sales Tax. Motion made, seconded, and approved.

Assessment – to be paid off by mid-2019; it will be 21 months. Assessment to begin October 2017, all of 2018 and 6 months of 2019. Both assessments will terminate at the same time.

Motion to have special assessment #2 for \$200,000. Unit owners could pay it in total if they choose or monthly (for 21 months) starting October 2017 and ending June 2019. Motion made, seconded and approved.

Move to adjourn at 4:56 pm.

Respectfully Submitted,  
Jean Kampen, Secretary