

**INITIAL DRAFT MINUTES
PORTLAND PLAZA CONDOMINIUM
BOARD OF DIRECTOR'S MEETING
1500 SW Fifth Avenue Portland, Oregon
July 30, 2008**

PRESENT:

| | |
|-------------------------|---------------------------|
| Walt Grebe, Chair | Lenny Borer, Vice Chair |
| Julie Adams, Secretary | Robert Buchanan, Director |
| J-P Voilleque, Director | |

BY INVITATION:

(from IPM): Cyndi Natalello, Jacky Hudson

OWNERS PRESENT:

As indicated on the sign-in sheet attached to the original minutes.

1. CALL TO ORDER BOARD OF DIRECTORS MEETING:

Walt Grebe, Chair, called the meeting to order at 7:00 PM.

2. APPROVAL OF MINUTES:

BOARD OF DIRECTOR'S MEETING held on June 25, 2008:

Rob Buchanan moved and Lenny Borer seconded to accept the edited minutes.
The motion passed unanimously.

3. TREASURER REPORT:

No Report

4. COMMITTEE REPORTS:

ENVIRONMENTAL SERVICES CITY OF PORTLAND

Shareen Rawlings, a representative from Environmental Services came to present information about the Downtown Mall Sewer Project. She spoke for a few minutes discussing the sewer repair in proximity to Portland Plaza. They will be working on Market Street within the next three weeks before school starts. They will be working on Clay Street between 4th and 6th some time between November and the first of the year. The streets and garage will still be accessible and the project will take approximately 3 weeks to complete. For any more questions Shareen Rawlings is available during work hours. Her phone number is 503.823.8735 and email is downtownsewerproject@bes.ci.portland.or.us

ADMINISTRATION/PERSONNEL

The Administrative Committee did not hold a July meeting. The next meeting will be held Monday, August 4, 2008. The committee will hold an executive session to discuss personnel prior to the general meeting.

INITIAL DRAFT MINUTES

BUDGET/FINANCE COMMITTEE

The Budget Committee stated that all Portland Plaza committees must have their requests in by August 25, 2008.

HOUSE

The House Committee recommends that the front desk staff do a walk through inspection before and after a construction project or someone moves. The purpose would be to assess areas around the unit, elevators and other places that might receive damage due to these actions. A procedure will be established.

The House Committee is working with Soljaga Design Group to recover the furniture. Also, the replacement patio furniture has been ordered.

BUILDING COMMITTEE

No formal report; The committee is working on the swing stage and completion of the terrace (concrete, planters)

SAFETY COMMITTEE

The Safety Committee conducted the building's emergency preparedness drill. Committee members met with monitors on each floor for communication and feedback. They would like to hold another drill in 6 months. The committee has ordered signs for the 26th floor to clearly indicate where the roof key is. They are also getting signs for the locked doors to provide direction to the appropriate exits.

RULES

The Rules Committee submitted their final revised draft regarding pets in the common areas. While outside their unit, pet owners must restrict pets and carry them while in common areas. Pets may be walked on leashes in the garage and front drive way. In addition, the Board may approve exemptions to the general rules for those with medical issues that prohibit them from carrying their pet. A request must be submitted from the resident along with a certification letter from a medical doctor. Lenny Borer moved and J-P Voilleque seconded, the motion passed 4 to 1 with Julie Adams voting nay. One owner has submitted the proper paperwork and has been granted a medical exemption. Lenny Borer moved and Rob Buchanan seconded, the motion passed unanimously.

INITIAL DRAFT MINUTES

INSURANCE COMMITTEE

The Insurance Committee informed the Board that a letter outlining insurance coverage would be available to all residents. Questions on the coverage should be directed to the Association insurance agent, Vern Newcomb at American Benefits.

SOCIAL

The Social Committee will host the Annual Portland Plaza Picnic on August 24.

OLD BUSINESS

Schwindt and Co, CPA will be attending the August Board Meeting to present the annual financials.

NEW BUSINESS

Lenny and Julie will be holding an all committee chair meeting August 25 at 7:00.

The Pool Inspector required us to post a new swimming rules sign; however the current regulations do not match Portland Plaza's administrative rules. There is a discrepancy between Portland Plaza's rule, "no diapers in pool" and the Health Department's, "must have swim diapers." To adhere to Portland Plaza's rule, a waiver is needed from the Health Department. Another proposed change to the posted swimming rules is to prohibit all glass. The Health Department sign currently states, "non breakable glass allowed." Portland Plaza's rule is that "no glass is allowed." Each request will cost \$150 totaling \$300 to change the current sign. Lenny Borer moved and Rob Buchanan seconded, to pay the fee and amend the sign. The motion passed unanimously.

NEXT REGULARLY SCHEDULED BOARD MEETING:

The next scheduled meeting is August 27, 2008 at 7:00 pm

ADJOURNMENT:

The meeting was adjourned at 8:05 p.m.