

Tower Talk Special Edition

2017 APTCA Annual Meeting & ELECTION OF DIRECTORS

We're rapidly approaching our next Annual Meeting (recently rescheduled to April 17) when we will elect three Directors to fill the positions being vacated by those completing their 3-year terms. All three incumbents (Barbara Bousum, Allison Leak, and John Wish) have chosen not to seek reelection.

March 15 was the final day to declare to be included in this issue of *Tower Talk* and for being on the proxy ballot in the Annual Meeting packet. Owners can still come forward, but they must run as

write-in candidates and be nominated from the floor at the Annual Meeting. The candidates will make short statements at the Annual Meeting outlining their ideas and goals.

As of March 15, three owners had come forward to run for those open positions. They are: Susan Gilbert, Tom Ray, and Dave Woodall. Their candidate statements are presented on the following pages.

Annual Meeting

Monday, April 17th—*New Date!*
University Place
Columbia Falls Ballroom

See *Annual Meeting packet* for times.

The Annual Meeting packet will be mailed to owners in late March. Please read it carefully for instructions on how to vote. If you will not be attending the meeting, be sure to fill out and submit the proxy vote form. The packet will also contain the meeting agenda and information about the board candidates.

APTCA BYLAWS GOVERNING THE ANNUAL MEETING & ELECTION OF DIRECTORS (Condensed & Summarized/Please read the original)

2.1 Membership. Owners of Units or Garage Units are recognized as voting members of the Association when they file proof of ownership with the Association.

2.2 Voting. The owners of each Unit and Garage Unit shall be entitled to the number of votes equal to their percentage of ownership.

2.3 Majority of Owners. "Majority of owners present" means owners holding over fifty percent of the voting percentages present at any legal meeting.

2.4 Quorum. The presence at a meeting in person or by proxy of owners holding forty percent of the voting percentages constitutes a quorum.

2.5 Proxies; Ballots. Votes at a meeting may be cast in person or by proxy. Proxies must be filed with the secretary of the Association before or during the meeting.

2.6 Authority to Vote. All owners, including those who have leased their premises to a

third party, shall be entitled to vote. A purchaser under a land sale contract entitled to immediate possession of the Unit has that vote.

When a Unit or Garage Unit is owned by two or more persons, the vote may be exercised by any one of the owners present, unless protested by a co-owner, in which case no co-owner shall be entitled to vote without the approval of all co-owners. Without agreement the vote of such Unit or Garage Unit shall be disregarded completely for that matter.

A proven attorney-in-fact, executor, administrator, guardian, conservator, or trustee may vote in person or by proxy at any meeting of the Association with respect to any Unit or Garage Unit owned or controlled by such person in such capacity.

2.7 Actions by Association; Legal Meeting. Except as otherwise provided in the governing documents or applicable law, decisions and

resolutions of the Association shall require approval by a majority of owners present. A legal meeting is one duly called at which a quorum is present.

3.3 Annual Meetings. The annual meeting must be held annually to replace those directors whose terms have expired. The owners may also transact such other business as may properly come before them.

4.5 Election and Term of Office. At the annual meeting the owners shall elect three Directors to serve for three year terms. The candidates shall appear on a single ballot. The three candidates receiving the highest number of votes shall be elected to serve as Directors. If there is a tie vote, the two candidates subject to the tie shall have a run-off election, and the candidate receiving the highest votes in the run-off election shall be the Director.

—Compiled by Warren Deras.

CANDIDATES FOR THE BOARD OF DIRECTORS

SUSAN GILBERT

Why do you want to be on the Board of Directors?

I have always been very involved in the communities I have lived in and it is no different here. Since moving to APTCA in October 2015, I have served on the Pipe Task Force, the Tune Up Task Force, and the Exercise Committee. I have attended meetings of other committees and virtually every board meeting and I feel I have a good understanding of how this association has worked—and how it should work.

I am a truly independent candidate and will make my own decisions based on what I feel is right for the owners, the association and the buildings. I am not afraid of assuming responsibility, I am willing to put in the time required and I have a lot of relevant knowledge and experience.



What changes do you believe would be beneficial to our community?

- Have more transparency in our governance and better communication with owners. The board needs to have the support of the owners for the hard decisions that have to be made and this will only happen if the owners are informed and involved. After the election, the board will have a number of new members, so in many ways it will be a new board with a new outlook. That will give us an opportunity to put hard feelings behind us and plan our future.
- Get our house in order to protect the value of our investment. Everyone from realtors to hairdressers knows APTCA has big projects in progress and in its future and that the stress is causing dissension.

Too many units are on the market and those sold have gone for less than they should in this market. We have to pull together to maintain APTCA as a great place to live and invest.

- Use outside experts more. APTCA is a multi-million dollar operation and needs to be managed like one. We have great expertise amongst our owners that we can utilize, but we need to rely more on independent experts for our complex physical problems and strive for careful advance planning. We also need expert advice on things like condominium legal issues.
- Better utilize our management company. When we were deciding to buy a unit here, a selling point was that it is a large, professionally managed association. I was surprised to find out that, in practice, the board was micromanaging all the association's affairs. The board needs to step back from trying to do everything and the management company needs to step up.

What skills and experience do you have to offer?

I managed condominiums in Illinois for many years, which included staff management, routine maintenance, budgeting, reserve account planning, insurance and special projects, including pipe replacement. I then joined Chapman and Cutler, one of the 10 largest Chicago law firms, as Director of Office Services, managing the support services, facilities, renovation projects, disaster planning and the firm's insurance for three offices. I was then made the Director of Human Resources as well because of my administrative skills.

After retiring, I became involved in community organizations in Michigan, most notably the League of Women Voters. I served as president of my local League (tripling the membership) and was on the state board of the LWV of Michigan. In 2011 LWVMI honored me with its "Leadership in Civic Empowerment Award". When Geoff and I moved to Portland, the leading area newspaper wrote an article titled "The Gilbert Impact." In short, I have a lot of board experience and experience leading volunteer organizations.

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THOMAS L. RAY, MD

Why do you want to be on the Board of Directors?

The APTCA faces numerous challenges in the immediate future, especially at a time when a segment of our Board of Directors has distanced itself from the Owners.

I wish to be on the Board to:

- Restore civility and respect to a more open, transparent, democratic, deliberative body.
- Re-establish the owners to the preeminent place at the table.
- Actively solicit owner expertise and participation in overcoming our challenges.

My experience includes administration positions in large membership organizations with sizable budgets and diverse interests, while adapting to change and uncertainty. I am a listener and I seek inclusiveness in solutions.



What changes do you believe would be beneficial to our community?

1. Practice civility and respect for people, ideas, opinions, and suggestions, including dissents.
2. Increase communication and transparency between Board and Owners, where no one is discounted.
3. Decentralize Board micro-management of association business by re-establishing Committees and Task Forces where Owners, not Directors, prevail.
4. Solicit the expertise and experience of our community in facing the issues before us. We cannot afford to exclude, censor, or discount the remarkable pro-

professional talents residing in our three towers.

5. Restore sympathetic consideration of the hardships to Owners the next years will bring. We must balance our needs and resources by adhering to a durable, transparent and accountable Reserve Fund.

What skills and experience do you have to offer?

I am a 6th generation Oregonian and a 2nd generation APTCA Owner. My parents were the original owners in 1973. I have been an owner since 2005 and a full-time resident since 2013.

I am a retired academic physician after 40 years of practice, teaching, NIH funded research and administration, mostly at the University of Iowa. I did not plan it this way, but my career has been one of managing change.

National Service Positions (selected):

American Academy of Dermatology: Board of Directors; Chairman, Council on Education. Sulzberger Institute of Dermatologic Education: Chairman, Board of Directors. American Medical Association: Chairman, Continuing Medical Education Advisory Committee. Medical Dermatology Society: President & Board of Directors.

APTCA Activities: I am a member of the Safety & Security Committee, the Emergency Preparedness Task Force, and the Strategic Planning Committee. I am a frequent attendee of the Board of Directors and the Pipe Task Force.

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Parking Rules Changes

Recommendations for changing some of the parking rules are available on BuildingLink and in the Information Centers. We are seeking resident comments before submitting the final recommended version to the Board of Directors for approval. Please submit your comments by April 15th to Sharon Johnson (Rules TF Chair) at: sjkeokuk@comcast.net

—Parking Group of the Rules Task Force

DAVE WOODALL

Why do you want to be on the Board of Directors?

My profession is essentially to spend other people's money. While that may sound like fun, it is a sobering responsibility conducted in a competitive environment where I'm expected to achieve maximum effectiveness and efficiency with those funds. It's a responsibility I approach as if the money were my own.

This is not unlike the situation our Board faces in preparing to tackle some of the most significant and financially challenging decisions in Association history. With that in mind, I felt that my experience as a steward of other people's money would serve the community well as we seek to achieve maximum efficiency with our own limited financial resources.



What changes do you believe would be beneficial to our community?

The changes I believe would be of the greatest benefit to the community aren't really "changes" per se, but the refinement or enhancement of things we're already doing. Initiatives at the top of my list would include:

- Enhancing communication between the Board and the community
- Improving the community's ability to connect with one another
- Continuing to seek ways to involve more members in the Association's activities and governance

Our community's strength lies in the breadth and depth of its members' experiences. If two heads are better than one, surely 500 heads are better than nine.

What skills and experience do you have to offer?

My professional background is in Advertising and Marketing, specifically managing client accounts and budgets. I currently work for one of the world's "Big 3" ad agency networks with direct responsibility for six clients and budgets totaling \$15 Million annually.

Outside of work, I have served in numerous volunteer and appointed positions in both the public and non-profit sectors, experience that I believe would be of particular benefit to the Association.

In my previous home of Yakima, Washington, I was appointed by the Board of County Commissioners to serve on three citizen committees related to long-range planning: Transportation, Parks and Open Spaces, and the Terrace Heights Neighborhood Plan. These committees were composed of numerous stakeholders representing a cross-section of diverse interests. We met with staff and our consultants for more than a year to establish the policies and procedures that would become the county's Comprehensive Growth Management Plan as mandated under state law.

In addition to these appointed positions, I have also volunteered with a number of non-profits and community causes, most notably the Yakima Valley Chapter of Habitat for Humanity, serving on their Board of Directors.

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Candidate Forum

**Wednesday, March 29
7^{pm} to 8:30^{pm}, Sivers Center**

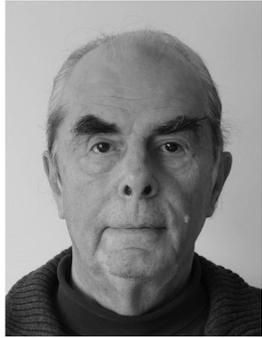
Get to know the candidates.

They will make statements, participate in a moderated Q&A session, and meet with you afterwards if you still have questions or concerns.

Meet Peter Kozdon Our New Director

At a special board meeting on February 8, the board of directors elected Peter Kozdon to fill the remainder of Ken Tyrell's term following his resignation. His term runs through April 2019.

Peter is a retired Chartered Engineer (UK equivalent of a Professional Engineer in the US). Prior to retirement he was employed in senior technical product and staff management positions at various companies, most recently IBM & Siemens. Much



of his focus has been on product and technology innovation. He has been granted 14 US patents.

His work also included representing Siemens on national industry associations and standards bodies. He held Director or Chair positions on several of these groups. He was one of 12 founding directors of UTAM, an industry association that was instrumental in the removal of some 400 long-range communication links in many parts of the USA to enable the use of new wireless products, some of which you are using today.

In retirement he established a small data recovery business, which received a Certificate of Recognition from the State of California Assembly for being a Green Business.

Education: BSEE, MBA and PhD.

Peter and his wife, Susan, became AP owners in 2010. They divide their time between Portland and the San Francisco Bay Area.

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Candidate photos courtesy of them.

Opinions are those of the author and are not necessarily those of the APTCA or its representatives.

Pipe Project—Phase II

Summary: March 9 Kickoff Meeting

Work will begin March 27 on the 18th floor of Lincoln Tower and work down. The estimated time to complete both towers is one year. The sequencing of work does not permit units to be skipped.

Orientation packets were distributed at the March 9 meeting. If you did not get one, copies are available from management or on the Charter Phase II Website. To access that website, see the instructions on page 2 of the orientation packet.

A list of questions asked at the meeting was posted to BuildingLink March 13 in the Building Library. This list and the information in the packet should answer many of your questions.

—Barb Fagerstrom

Upcoming Survey Please Participate!

On May 1, a copy of a survey about smoking and vaping, to determine the opinions of people who live in APTCA, will be placed in each "excess mail box" in the three Information Centers. Ballot boxes and extra copies of the survey will also be provided in the Information Centers (for units with more than one resident). Absentee owners will be able to request a copy of the survey.

Background information on issues of smoking and vaping, along with the sources for the data, will also be available in the information centers. (Look for the light blue colored, double-sided sheets.) Becky Wright, Tobacco Prevention Program Specialist, Multnomah County Health Department, compiled this information for us. She will also be tabulating the survey results. The survey was prepared by the Smoking Work Group of the Rules Task Force. We hope you will all participate in this survey.

—Smoking Work Group of the Rules Task Force

PLAZA CALENDAR

March 20 to May 1, 2017

Special Events

- March 29: Board Candidate Forum, 7 pm, Siverts Center
- April 17: Annual Meeting. See page 3 for details.

Social Activities

- Friday Happy Hour: 5 to 7^{pm}, Lincoln Lounge
- Closet Crafters: April 8, 1 to 3^{pm}, Lincoln Lounge
- Ping Pong: Sundays, 3^{pm}, Board Room

APTCA Meetings

- Board: March 23, 6^{pm}, Siverts Center
- No April monthly meeting
- Communications: April 11, 4^{pm}, Lincoln Lounge
- Design: April 12, 4^{pm}, Lincoln Lounge
- Exercise: April 05, 5^{pm}, Lincoln Lounge
- Landscape: April 4, 5^{pm}, Lincoln Lounge
- Emergency Prep: April 12, 7^{pm}, Board Room
- Pipe Task Force: See Plaza Calendar
- Rules Task Force: April 05, 4^{pm}, Board Room
- Strategic Planning: March 20, 7^{pm}, Board Room
- April meeting TBA

Move-Ins

- Lincoln—None
- Grant—Gregory Perryman, Claudia Wark, Leon Najman, Nola Peffley-Najman, Stan Najman & Dolores Peffley.
- Madison—Mark & Patricia Fromm

Move-Outs

- Lincoln—None
- Grant—Gladys & William Creevey, Gary Hollen, Cheryl Maynard & John Mountain.
- Madison—None

—Barb Fagerstrom

Reminder!

Unit occupancy forms were distributed to homeowner excess mail boxes.

They need to be returned to management along with current proof of homeowners insurance.

—Angelina Campbell