

Willamette Towers Board Of Directors
THURSDAY, January 18, 2018, 4:00pm

Board Members

Jeff Ackerman
Rick Lowen
Giny Landgreen
Clyde Horn
Christi Cooper

BMC Personnel

Tom Weaverling
Diane Sollinger

Guest speakers:

American Family Insurance:
Tracy, Dan and Patty
Mia Bella: Emily and Heidi

Owners

Jean Kern
Luther Greulich
Jeanne-Marie Moore
Esther Konop
Bill Bombal
Dorothy Quick
Lauren Dame
Billy Schwartz
Phyllis Fisher

Agenda for meeting amended and approved unanimously.

Minutes from December meeting approved unanimously.

Treasurer - Report included brief info from November

November Operating funds-	Beginning:	\$2725.78	Ending:	\$2919.52
December	"	"	-	"
		\$2919.52		\$2783.33

Contributions to Reserves: Nov. \$15K. Dec.= \$10K was in addition to the budgeted Reserve Contribution amount for the year. Dec. includes \$5k for canceled window washing which will be needed when a contractor is found to do the work in 2018

Committee Reports -

Insurance Committee - Tracy from American Family Insurance is on hand to give presentation about their proposal. Cost for General Liability plus coverage for earthquake and Directors and Officers. Total is \$22,005.00 This is a \$15K savings over last year's coverage and includes additional coverage for earthquake losses as well as covering the Association-owned rental and garage. *Clyde moved to accept the Committee's recommended quote that includes earthquake coverage and move forward to sign the Application to secure coverage. Christy seconded. Passed 4-1 (Rick against).*

BMC- *Plumbing repair expense for #404 is authorized by Board unanimous.*

No window washing contractors will bid on our building due to safety requirements. A workaround may be available and will be reported to the Board in near future.

Verbiage for Animal By Law Amendment is being reviewed one last time to account for ADA and Fair Housing Service Animals coverage. This will be revisited again and the required documents mailed out to owners for their vote to approve.

Old business - Plumbing work as noted in the MMRC report which was approved by the Board last December can be accomplished in 6 successive

Mondays to accommodate Mia Bella and their stylist clients. Work slated to begin at the end of March pending Reserve review and budget examination at Special Board Meeting. Mia Bella would like to receive additional funds above the contracted \$125/day (\$750) due to the loss of revenue for their stylist/clients who they will be forced to repay for lost revenue. The Board was amenable to a maximum of \$1400 in the form of a rental credit. The Plumbers will require a 25% deposit to begin work.(~\$18K)

Owner's Forum -

- Billy had a question about the insurance coverage required by owners.
- Jean and Jeanne-Marie both mentioned that they were fully willing to pay higher HOA dues to assure that care of the building is not scanted.

New Business -

Next meetings of the board will be a

SPECIAL Meeting Thursday, February 8th 4:00 P.M.

ANNUAL GENERAL MEETING will be Thursday February 22 at 7PM

4 Board Positions are coming up for election this year.

Adjourned at 5:42 PM.