

Willamette Towers Board Meeting

Meeting TUESDAY, January 14th, 2020, 5:15pm

Board Members

Lauren Dame
Jean Kern
Hal Dillon
Clyde Horn
Jesse Fittipaldi

BMC Personnel

Tom Weaverling
Diane Sollinger

Owners

Barb Bomball
Bill Bomball
Phyllis Fisher
Linda Seymour
Rick Lowen

Call to order: 5:16 PM

Agenda Approval – Unanimous approval

Previous Meeting Minutes Approval: Clyde moved, Jean 2nd – Unanimous approval

Treasurer's Report:

Month ending: 12/31/2019 *As per BMC statement:*

Operating Funds (Trust Account):

Beginning Cash Balance in Trust Account: \$2,000

Ending Cash Balance in Trust Account: \$1,456

Annual Budget – Comparative

Total Operating Income:

MTD Actual: \$32,343

YTD Actual: \$376,389

Total Operating Expense:

MTD Actual: \$32,629

YTD Actual: \$310,974

YTD % VAR +8.4%

NOTES:

\$12,147 was transferred to the Reserve Fund on 12/31/2019. This transfer is not shown in the 12/31/2019 Morgan Stanley statement below.

As per Morgan Stanley statement dated 12/31/2019:

Reserve Account

Cash Flow:

Opening Balance \$37,305

Contributions (Not included in BMC report.) \$5,331

Withdrawals \$95

Interest \$1

Closing Balance (“Total Cash Reserves-Allocated”) \$42,542

Move to Accept Treasurer’s report – *Clyde moved, Lauren 2nd – Unanimous approval*

Committee Reports:

MMRC: no updates - Still looking for plumbing prices.

Security & Technology (SecTechCom): We had the Eugene PD walk around with the Community Services Officer. Suggestions from that were: improve lighting, improve sight-lines and remove “ambush spots”, suggested that signage lays claim to area so “No Trespassing” signs are needed in North walkway as well as a fence to eliminate easy pass-through traffic, repaint graffiti as it occurs using rotating volunteer teams. Board tasked Committee with coming up with costs and plans to reclaim the walkway area. [Suggestions included: raised bed garden space, replace the dying arborvitae with barberry and install intermittent sprinklers to discourage camping and loitering. We may also add lighting upgrades and camera coverage to \$\$ investigation.]

BMC Report: Actiongrams forwarded to Board. Two lessees are interested in the 3 spaces and a proposal for rents will be presented to Board prior to the offer to the businesses.

Owner’s Forum: no input

Old Business: Compost recycling begins Jan 4, 2020. “How To’s” were posted and sent out. Pickup is every 2 weeks on Thursday midmorning.

New Business: none.

Next Meeting

Planning Meeting: Tuesday, February 4th at 5 PM.

ANNUAL MEETING 27 February 7 PM

Adjourned at 6:16 PM