

**Willamette Towers Board Of Directors**  
**THURSDAY, September 21, 2017, 4:00pm**

**Board Members**

Jeff Ackerman  
Giny Landgreen  
Rick Lowen  
Clyde Horn  
Christi Cooper

**BMC Personnel**

Tom Weaverling  
Diane Sollinger

**Owners**

Jean Kern  
Luther Greulich  
Jeanne-Marie Moore  
Douglas Beauchamp  
Rand Cooper  
Esther Konop

**Agenda** for meeting *approved unanimously.*

Minutes from August meeting *approved unanimously.*

**Reports**

**Treasurer -**

Report for month ending 8-31-2017

Operating Funds: Opening Balance 8-1 \$12,117  
Closing Balance 8-31 \$18,625

*Closing balance is higher than usual in anticipation of Flood Insurance due end of September.*

Total YTD operating income \$229,905 — [\$233,703 budgeted]

Total YTD operating expense \$156,635 — [\$164,786 budgeted]

Reserves: \$8,016 spent - Closing balance \$129,436

Request WT Board planning meeting in early Oct. to present proposed budget for 2018 at regular WTB meeting later so a proposed budget can be sent out to owners for comment before the WTB Nov. meeting where final approval will be voted on.

**BMC -**

- \*Window cleaning started and will continue next week after dry conditions allow safe roof access.
- \*Next week, the Speedcrete patch will be applied to the upper deck of the garage. This will require that all cars be moved from this Thurs 8AM - Fri 4PM. Tom will notify all owners and residents tomorrow.
- \*Satori lease ends this month. A month to month lease was negotiated due to their plans to vacate early next year.
- \*Actiongrams deferred to Board: oversize dog permission for prospective 1304 sale and 8<sup>th</sup> floor carpet removal/replacement costs due to spill.
- \*Clyde moved to not allow the waiver on the oversized dog - passed unanimously.
- \*Carpet costs assesment tabled until we get amount for replacement.

**Committees-**

**MMRC-** none

**Emergency** – none

**A&D** - none

**Safety/Security** - info about past events now received. Another bike theft has happened recently. Discussion prompts Jeff to write warning announcement for posting to specifically warn bikers about this and remind that they can park inside.

**Owners Forum** - Douglas requests that information about local thefts, vandalism, and assaults be shared more or less immediately with the owners so that everyone can be more careful and aware as needed. A method needs to be found to accomplish this. Jeanne-Marie states that the Jefferson West Side Neighborhood Association has a method. Luther asks that scheduled Committee meetings be publicized so that others can come to the meetings in the hopes that fuller participation will make things work better.

### **Old business -**

**Updates on projects:** ADA door closures will be installed in mid October due to upgraded closures being ordered due to fault reports on regular closures. Parking lot repair is scheduled. Reserve-funded projects are now completed for the year.

**Windows:** Christi moved that the Window Policy be sent to our lawyers for their review and recommended fixes. In the meantime, all inspections and Board actions will be suspended. Passed – Clyde against.

**Friday Chatups:** Jeanne-Marie suggested the name be changed to “Last Friday Chatups” and asked that the appropriate changes be made on posters and alert emails. They will obtain an Office key from a Board member as needed. This includes the current month.

### **New Business -**

**Pet Policy amendment:** The amended policy includes info about toileting dogs and approved waste deposit locations. Clyde moved to accept the amended version of the policy. Passed unanimously. It will be sent to all owners and Posted on the Bulletin board.

**Next meetings of the board will be a**

**PLANNING Meeting 4PM on Thursday, October 5<sup>th</sup> at 4PM,**

**and a REGULAR Meeting October 19<sup>th</sup>**

**Adjourned at 5:15PM.**

**Willamette Towers Board Of Directors**  
**THURSDAY, September 28, 2017, 4:00pm**

**Board Members**

Jeff Ackerman  
Giny Landgreen  
Rick Lowen  
Clyde Horn  
Christi Cooper

**BMC Personnel**

**Owners**

An "Emergency Meeting" was called to report on a legal matter that was brought to the Board's attention that required immediate action.

**Convened at 4:02PM**

Immediately went into executive session to discuss the legal matter.

Closed the executive session and reconvened the regular order session.

Motion made by Clyde to amend our Pet policy to remove all mention of size and breed restrictions [Paragraph 2, Sentence 2] pursuant to legal opinion. Passed unanimously.

**Adjourned at 4:20PM**

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**Adjourned at 5:15PM.**