

Willamette Towers Board Of Directors

THURSDAY, October 19, 2017, 4:00pm

Board Members

Jeff Ackerman (via telephone)
Rick Lowen
Giny Landgreen
Clyde Horn
Christi Cooper

BMC Personnel

Tom Weaverling
Diane Sollinger

Owners

Jean Kern
Dottie Kemp
Luther Greulich
Bill Bomball
Barb Bomball

Giny nominated Clyde to run the meeting in Jeff's absence, approved unanimously.

Agenda for meeting amended to include September Emergency meeting minutes, approved unanimously.

Minutes from September Board meeting and September Emergency meeting, approved unanimously.

Reports

Treasurer:

Report for the month ending 9-30-17:

<u>OPERATING FUNDS:</u>	Opening Balance 9-1:	\$18,625
	Closing Balance 9-31:	\$2,561

Flood Insurance of approximately \$13,000 paid in September.

Total YTD Operating Income as of 9-31:	\$83,249
Total YTD Operating Expenses as of 9-31:	\$56,249

<u>RESERVE FUNDS:</u>	Closing Balance 9-31:	\$151,436
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\$22,000 transferred from Operating Funds to Reserve Funds in September

BMC:

*Cost to have carpet installed on the 8th floor is \$290.07

Jeff moved the full amount to be paid by owner by the end of April 2018, passed unanimously.

*Rental unit lease expires 10-31-17, and a five percent increase in monthly lease payment was presented to and agreed upon by the lessor.

Committees:

MMRC – none
Emergency – none
A&D – none
Safety/Security – none

Owners Forum

*Bill was concerned about the change in the window policy that directly affected a seventh floor unit, as his unit and deck are in the same stack. He and his wife sit on the deck often. Also, Bill requested a copy of the inspection report(s); it was decided that Bill will contact the unit owner directly for the report(s).

Old Business

*Pet Policy: Rick motioned to have our attorney amend the bylaws to include the ability to restrict the size and breed of dog, passed unanimously. The updated bylaw will be available at the November meeting.

*Window Policies: Clyde motioned to instruct our attorney to write a new window policy that is in line with the bylaws, passed unanimously.

New Business

*Upper parking structure engineering contract: The MMRC committee motioned that the contract be accepted and a \$5,000 retainer be submitted immediately, passed unanimously.

*2018 Budget: Jeff motioned to accept the 2018 budget with a proposed 3% increase in HOA fees, passed unanimously. Notification will be sent to ALL owners after approval of these minutes in the November meeting.

Adjourned at 5:27pm.

Next Meetings:

REGULAR Meeting, Tuesday, November 21st at 4pm.