

Willamette Towers Board Of Directors
THURSDAY, May 26, 2017, 4:03pm

Board Members

Jeff Ryder
Clyde Horn
Rick Lowen
Jeff Ackerman

BMC Personnel

Tom Weaverling
Diane Sollinger

Owners

Bill Burgess
Christi Cooper
Luther Greulich
Jeanne-Marie Moore
Jean Kern
Christine Marie
Debra Mershin

Owners Forum -

Minutes from April meeting amended and approved unanimously.

Reports

Treasurer - Beginning April Operating Funds balance, \$2208.88. Ending balance after transferring to Reserves & paying Insurance premium "loan" back, \$2,612.87. Transferred to Reserves ~\$16K because we paid reserve expenses from operating funds [~\$10K] and repaid reserves [\$3K] for insurance premium "loan". We are below expected reserve contribution but that is normal due to the usual start of year "extra" expenses. Jeff R noted that when final bid for garage resurfacing project is approved, we will need to have ~25% deposit to start the work. Jeff A moved to approve report. Passed unanimously.

Committees-

Emergency Preparedness- Adding updates to Bulletin Board info.

MMRC- Recommended spending \$2k to replace the ducting from the 1st floor bathroom fans to allow access for valve replacements and maintenance. Will replace with flexible rather than rigid materials. Clyde moved to approve spending up to \$2k to replace rigid with flex materials so the plumbing project can be completed. Passed Unanimously.

BMC - Ground cover in parking strip is completed and sprinklers did not need repair after winter freeze. Window cleaning is now scheduled for mid-end of June and will cost less than estimate. Owners will be notified as the date approaches. Mia Bella rental contract negotiations include utilities and rent increase as well as reimbursement for water shut-offs = \$125/day and Monday as preferred day for any shut-offs. Bid for garage resurfacing is limited to one source so far and will probably remain so until next year due to contractors now in busy season.

Old business - 301-02 repairs are completed under budget. Added security camera bids due this week. Asphalt repair is scheduled and is also going to be

under budget. Painting out the tags on the garage wall in the alley will be ready to go soon.

New Business - Luther and Jeanne-Marie appealed the fines levied on their renters who were the cause of two problems; paint spilled in the elevator, sidewalks, & hallways combined with a loose dog who tracked it around and caused a bigger mess. The cleanup cost was \$240 and the unit was fined for the spill and the loose dog [\$75 each] The cleanup and fines have been paid by Jeanne-Marie. Would like to get the funds returned.

Board decided that one of the \$75 fines will be credited to Jeanne-Marie's rental unit. The cleanup costs will not.

**Next meeting of the board will be a general meeting at
4PM on Thursday, June 22nd.**

Adjourned at 4:45 P.M.