

# Willamette Towers Board Meeting

Meeting TUESDAY, August 13th, 2019, 5:15pm

## Board Members

Lauren Dame  
Jean Kern  
Clyde Horn  
Hal Dillon  
Jesse Fittipaldi

## BMC Personnel

Tom Weaverling  
Diane Sollinger

## Owners

Bill Bomball  
Richard Bomball  
Esther Konop  
Phyllis Fisher  
Christi Asha

## Call to order 5:17 PM

**Agenda Approval** - Jean moved to approve, Hal seconded - unanimous

**July Minutes Approval** - Jean moved to approve, Hal seconded - unanimous

## Treasurer's Report -

Month ending 07-30-2019

### **Operating Funds**

Opening Cash Balance 07-01-2019	\$ 8,474.51
Closing Cash Balance 07-30-2019	\$ 13,301.09

### **Total Operating Income**

MTD Actual	\$ 32,272.53
YTD Actual	\$219,682.35

### **Total Operating Expense**

MTD Actual	\$ 16,985.69
YTD Actual	\$160,511.34

There was no transfer to reserves in July in preparation to expected August expenses out of reserves. The Capital & Other Expenses section includes an additional progress payment to PRC, and payment to Midstate Industrial and Stormwater Protection Services for supportive work on the parking area project. An additional payment was made to White Glove for the rooftop project.

### **Reserves**

#### **CASH FLOW**

July Opening Balance	\$206,563.38
Contributions	\$ 0.00
Withdrawals	\$ 29,600.00
Interest	\$
July Closing Balance	\$176,988.38

Clyde Moved to approve the report, Lauren seconded - unanimous

**Committee Reports:** - None

**BMC** – Commercial space 1309 tenant has left and paid in full. 1309 leased to 1307 tenant at same rate as before but only until February when BOTH leases will be re-evaluated and contracts negotiated to market rates. The Association’s residential tenant has also moved out and the apartment is being cleaned and refurbished for rental. Will be listed next week. Actiongrams were primarily about pot smoking smells. [Reminder that there IS a penalty for smoking in our nonsmoking building.] September-October slated for Reserves study work to be addressed. There will be an owners interior walk-around/inspection scheduled at the end of August.

**Owner’s Forum** – Nothing brought up.

**Old Business** – Garage project is completed and within the budget cushion predicted. Totally paid for. Rooftop project is underway and anchors have been redesigned and approved. Currently are being manufactured. Expected arrival to our site in about 3-6 weeks. After they are received, the installation should take ~3 weeks [weather depending]. The anti-skid mats and walkway will also be installed. Cost <\$50K. Window washing can be done anytime after that depending on Board decision. Likely will be put off until Spring 2020.

**New Business** – Anti-Graffiti painting schemes were discussed and the least expensive method is to use paint [available at Miller Paint] that costs \$80/5gal bucket. It comes in several colors that are pastel tans, olive, blue, etc. The paint is readily available and low cost. Tom and Kery will buy the paint and paint the wall next week at a cost of \$250 [from Maintenance budget]. Tom has seen no reduction of recyclables included in the garbage. Hal has volunteered to transport Styrofoam to St. Vinnie’s for recycle so Tom will put the extra trash bucket [exclusively for Styrofoam] in the 13<sup>th</sup> Floor Garbage room again.

Next Board PLANNING Meeting will be: Tuesday, September 10 at 5:00PM  
Next Board REGULAR Meeting will be: Tuesday, September 24 at 5:15PM

**Adjourned at 6:22PM**

**A short executive session was held after the general meeting to discuss a personnel matter and a financial issue.**