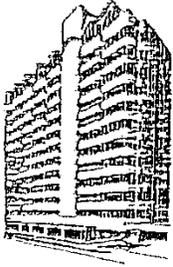


Unapproved Minutes



Willamette Towers HOA

Board Meeting Minutes

For meeting on: Tuesday, May 19, 2009

7:00 pm

WT Office/Lounge

Board Members Present: Tyler Burgess, Chair; Rick Lowen, Treasurer; Kevin Biersdorff, Secretary; David Ghelfi, Board Member; Marcy Beard, Board Member

Also Present: Casey Conley (IPMG), Rhonda Romero (IPMG), Ken Guzowski, Marty and Pat Lynch, Jean Marie Moore, John Rose, Vera Grasowsky, Laura Romeyn

1. Comments from the membership:
 - a. Jean Marie made some observations concerning the new door between the lobby and the north hall. While the door has been helpful in reducing the chemical odors coming from Mia Bella, the door itself is quite heavy for some to open, and it does not consistently close properly.
 - b. Laura wished to express concern about sealing around windows which is part of the painting to be done this summer. The board agreed to facilitate a means by which members/tenants could highlight the need for special attention to window leaks by adhering some kind of notice to the windows that would direct the painters to the area of concern.
2. The April 21 Board Minutes were approved with minor revisions.
3. IPMG Report:
 - a. 12th floor smoking violation
 - b. Member comments about the new door. Vera has filed an incident report regarding her inability to open it due to the weight
 - c. Concerns about parking at the south entrance and blocking ingress/egress
 - d. Someone observed that security at the south gate was not working
 - e. There was a complaint about the use of a leaf blower
 - f. There was a complaint about a member's dog whining and barking
 - g. The board discussed briefly how and to what degree the committees might be authorized and encouraged to support IPMG by taking on issues and decision-making relative to the purview of each committee.
4. Treasurers Report:
 - a. Rick reported that expense variances are within expected tolerances

- b. 19 owners had not fully paid their assessments at the time of the meeting. These outstanding assessments of \$13,506.67 are due by the end of May.
 - c. The board agreed to phase out notification of payments due (notifications are not required by the bylaws).
 - d. General reserves in excess of \$100k are on hand, and application of those funds to deferred garage maintenance is one of a handful of proposed uses.
 - e. Rick was asked to enlist/establish a sub-committee to consider the creations of a separate capital reserve account.
5. Green Committee report:
- a. Joanne indicated that the committee was seeking feedback about prior recommendations before making others. Joanne's comments prompted a board discussion about how the board might facilitate recommendations with respect to the role of IPMG. The general idea would be to give committees the ability to implement suggestions that are low-cost, are not controversial in nature, and have support from other stakeholder committees without waiting on board action.
6. Architecture Committee report:
- a. The exterior painting scheme "2" proposed by the Architecture Committee was endorsed by the board on a vote of 4 to 0 with one abstention.
7. Grounds/Security Committee report:
- a. Mr. Lynch and Mr. Guzowski presented information relative to rising property crime statistics for the WT neighborhood. Total crimes were up 100% for 2008 and property crimes in particular were even higher.
 - b. The committee had informal recommendations for security improvements
 - c. The board requested that the committee follow up with specific, prioritized recommendations for board action in a formal report that included costs for the said recommendations. Casey agreed to facilitate the acquisition and refinement of bids.
 - d. There was a brief discussion relative to the boards inability to act on capital improvements that exceeded the \$2,500 threshold without approval of the HOA.
 - e. The board referred the request by Mia Bella for a exterior handrail back to the grounds/security committee to rule on the merits of the request and report back to the board if necessary.
8. The board discussed options for rescheduling of the June meeting due to the absences of Tyler and Kevin.