

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

Board Members

Jeff Ryder
Clyde Horn
Rick Lowen
Giny Landgreen
Jeff Ackerman

BMC Personnel

Tom Weaverling
Diane Sollinger

Owners

Esther Konop
Christi Cooper
Dottie Kemp
Luther Greulich
Jean Kern

Owners Forum - Many thanks to Tom for coming in on a sick day to deal with the 08 stack water leak.

Minutes from March meeting amended and approved unanimously.

Reports

Treasurer - Beginning March balance in operating funds, \$2021.79. Ending balance after transferring to Reserves paying Insurance premium "loan" back, \$2,208.88.. Our \$30,000 CD has matured and was rolled over into another yearly CD that matures next year. Total of \$110,430.24 in Reserves. Clyde moved to approve report. Passed unanimously.

Committees-

Emergency Preparedness- Fire Drill date is set for Sept.17th Time TBD..

MMRC- Recommended purchase and install of "blow down valves to aid in faster draining of water system to minimize leak damage. Cost is \$2000..

BMC - Several items in their report listed in Old Business.

Old business

Parking garage 2nd & 3rd bids - still waiting.

Lincoln St. parking strip - planting will take place on Friday.

New Commercial Lessee - Approved by Board has moved in with minimal impact.

Window Washing - To be done in late May early June depending on weather.

Note - As of July 1 BMC will no longer be sending any paper receipts or bills to owners. Tom has access to the BMC billing website so owners who wish paper copies of receipts and bills must get them from him.

Mia Bella Lease is up for renewal in June. Diane will negotiate the new lease for us to include a more accurate estimate of utilities used.

Starting in May, 1 floor a month will have their windows inspected through at least August. Owners will be notified in advance by Tom and the new Window Policy will be sent to all owners and posted in the case next to the mailboxes.

Tagging update: the Glidden product (\$228) to lift the tags works well on brick but failed on the regular paint on the concrete wall. But, a different product can

be applied to the wall that will resist the tagging paint and make it easier to remove. Cost for new paint is ~\$500 plus labor so a volunteer painting party is advisable. Date TBD.

Asbestos removal on the first floor is now completed and the plumbing valve updates will take place by the end of May.

Motion was made by Giny to authorize installation of two ADA closure devices on the North and East first floor to insure positive closure during summer months. Spending for this is authorized up to \$6500. Passed unaniomously.

New Business -

Jeff A brought up the need for a more regulated way to run committees. He will do more research and report his recommendations. Tom has some info from several years ago on the way things were done then.

Jeff Ackerman moved that we follow the recommendations of the MMRC committee and authorize purchase and install of "blow down" valves and OK spendinf \$2,000 on it. Passed with Rick abstaining.

Awaiting bids for 2 new security cameras and repositioning 2 existing cameras.

**Next meeting of the board will be a general meeting at
4PM on Tuesday, May 23th.**

Adjourned at 4:53 PM.