

Willamette Towers Board Of Directors
THURSDAY, December 14, 2017, 4:00pm

Board Members

Jeff Ackerman
Giny Landgreen
Clyde Horn
Christi Cooper

BMC Personnel

Tom Weaverling
Diane Sollinger

Guest speaker:
Mike from Chapman
Plumbing

Owners

Jean Kern
Luther Greulich
Jeanne-Marie Moore
Esther Konop
Bill Baumball
Dorothy Quick
Lauren Dame
Douglas Beauchamp

Agenda for meeting approved unanimously.

Minutes from November meeting approved unanimously.

Treasurer - Report was not given due to absence.

Committee Reports -

Insurance Committee - One proposal for insurance received but have some questions pending about deductibles etc.. Also waiting for another 2 bids so can compare them. Good price so far on first bid.

Chat-up Committee - Next meeting is Dec. 15th "Holiday Party" and then continue in January 19th.

Old business - nothing pending.

BMC report - Actiongrams forwarded to Board. Winter cleanup is scheduled for near future. Carpet repair on 8th floor is completed.

Owner's Forum -

- Bill had question for Diane about access to window inspection documentation for another apartment. Diane has not heard back from lawyer about our exposure on this and will call to prompt a response.
- Douglas has concern about amount of time the hall doors are open after access with the new assisted opening. He's particularly concerned about the north door staying open too long after someone has come in prompting an "invasion" by an outsider. Tom stated that work is now underway to add a button for disabled access so the door will stay open longer only when disabled access is granted and regular manual operation will close immediately.

New Business - Guest speaker gives more details about the MMRC's recommendation for remediation of water pressure issues in the building. The plan is to replace all the shutoff valves in all the apartments and loosen and

remove the built up rust and debris from the feeder pipes manually. Ditto for all shower valves. After that is completed, the rest of the system will be flushed out to remove as much debris as possible and then refilled. This will be done in stages and will require access to each unit to do the work. The project cost will be approximately \$80,000 and will take about 2 weeks to complete with daily water shutdowns but for only parts of the building as the maintenance is completed stack by stack. Clyde made a motion to *“Accept the MMRC report and forward it to the Finance Committee to see how we pay for this \$80,000 project. Their report back to the Board is due by the January 18th meeting for Board vote to spend the money or not. Project to begin in March if approved. Duration approximately 2 weeks.”* Seconded by Giny and passed unanimously.

Next meetings of the board will be a

REGULAR Meeting Thursday, January 18th 4:00 P.M.

Adjourned at 5:08 PM.

Executive Session 5:10 – 5:12.