

**Willamette Towers Board Of Directors**  
**Meeting TUESDAY, September 18th, 2018, 4:00pm**

**Board Members**

Lauren Dame  
Jean Kern  
Clyde Horn  
Jesse Fittipaldi  
Rick Lowen

**BMC Personnel**

Tom Weaverling  
Diane Sollinger

**Owners**

Bill Bomball  
Rand Cooper  
Misha Seymore  
Lourdes Martez

**Call to order 4:03 PM**

**August Minutes Approval:** *Rick Moved to approve, Jean 2<sup>nd</sup> - unanimous.*

**Treasurer's Report:**

Operating Funds: Opening \$2,896.11 Closing \$15,567.60. (to pay flood insurance premium.)

Total Operating Income: MTD - \$30,039.24 YTD - 240,120.82 (in budget guidelines).

Total Operating Expense: MTD - \$11,759.78 YTD - \$129,959.80 (in budget guidelines).

\$15,000 was transferred to reserves in August.

Reserves Opening Balance - \$166,872.97 Contributions - \$15,000.00

Withdrawals - \$0.00 Interest - \$17.35 August Closing balance - \$181,890.32.

No Reserve Expenses were paid in August.

*Clyde Moved to accept the report, Jesse seconded - unanimous*

**Security & Technology Committee:** Clyde reported that the recent power outage caused failures in some of the Exit signs and some of the wall mounted safety lights. Tom is replacing them as soon as he can (<90 days). Smoke detectors on all floors will also be checked and replaced as needed.

**BMC:** The new Laundry Room Contract states we raise the drying price to \$1.25 and we get a 50/50 split as was the case in the past. *Rick moved to accept the contract. Jean 2<sup>nd</sup> - unanimous.*

*Jean moved that we tell the window washer contractor that if they are not completed by e.o.m., he will be fired and we will not be paying him anything.*

*Clyde 2<sup>nd</sup>, 4 ayes with one abstention. - Passed.*

The voting on the proposed bylaw amendment was finally completed [Yes votes won] but sadly it is not valid as the vote took too long past the announced extended end date. This will have to be voted on at the February General Meeting. *Noted that we need to send proxy notices along with the bylaw changes to remote owners early and remind them to send them in.*

New Flood insurance offered has the option to buy coverage for \$50,000 of personal property damage coverage [for the Association's "personal" property]. *Clyde moved to **not** purchase this insurance since we don't have anything much to lose of "personal" property. Jean 2nded - unanimous.*

**Owner Forum:** Otis is paid for testing and maintenance on the elevators yet there was a failure of the system during the power outage which caused a person to be trapped in an elevator between floors for 20 mins until fire department personnel freed him. What can we do to make sure this doesn't happen again? Tom will work with Otis on this matter.

*Jean moved to refund the \$25.00 late fee assessed to Lourdes after a payment mix-up. Jesse 2nded - unanimous.*

**NEXT MEETING WILL BE OCTOBER 23RD AT 4:00PM**

**Adjourned at 5:33 PM.**