

Willamette Towers Board Of Directors
Meeting TUESDAY, October 23rd, 2018, 4:00pm

Board Members

Lauren Dame
Jean Kern
Clyde Horn
Rick Lowen

BMC Personnel

Tom Weaverling
Diane Sollinger

Owners

Dorothy Quirk
Esther Konop
Luther Greulich
Ginny Landgren
Bill & Barb Bomball
Christi Cooper
Phyllis Fisher
Lourdes Martez

Call to order 4:04 PM

September Minutes Approval: Rick Moved to approve with amendments, Jean 2nd - unanimous.

Treasurer's Report:

Operating Funds: Opening \$15,567.60 Closing \$2,527.36 (paid flood insurance premium.)

Total Operating Income: MTD - \$29,787.88 YTD - \$269,908.70 (in budget guidelines).

Total Operating Expense: MTD - \$24,556.62 (includes \$13,246.00 Flood Insurance premium) YTD - \$154,516.42 (in budget guidelines).

\$17,000 was transferred to reserves in September.

Reserves Opening Balance - \$181,890.32 Contributions - \$17,000.00

Withdrawals - \$0.00 Interest - \$18.17

September Closing balance - \$198,908.49.

\$97.50 payment to Engineering firm for garage repair project [2019]

MMRC: GARAGE - MMRC committee OK'd extending the RFP date another 2 weeks to allow more bids to come in from interested contractors. Some subcontractors have bids to send in for their part of the project. THE MMRC MEETING MINUTES AND ESTIMATES ARE AVAILABLE IN THE OFFICE FOR PERUSAL. There is a disagreement within the committee about the bid process as applied to this project. Committee will forward recommendation to the Board when ready.

ROOFTOP SAFETY SYSTEM - Preliminary drawings from Mortier Engineering will cost us \$1,000.00. Other firms will charge almost the same. MMRC will contact other engineering firms to see if multiple concept drawings are a good idea in our situation. Approval of money for Mortier drawings *TABLED*.

RESERVE STUDY & 2019 BUDGET WORKING GROUP: Held two meetings in early October Douglas Beauchamp, Christi Cooper, Phyllis Fisher, Rick Lowen, and John Rose comprised the work group. Minutes and initial findings have been sent to the Board. These will be reviewed in an Executive session at a

date TBD in early November. *TABLED*

BMC: 505 has petitioned for removal of late fee fine as they didn't know when checks were due. *Clyde Moved to waive the fee. Rick 2nd - unanimous Aye.* Landscape crew from BMC can do a monthly visit for \$1452/yr. *Rick moved to accept this bid. Clyde 2nd - unanimous.* Washer/Dryer replacement will be done early November and will take 2 half days - one afternoon and the next morning to complete. Tom will clean and refurbish the room after the removal and before the new machines are installed by working overnight. DATE TBD and will be announced.

Owner Forum: Luther suggested that committee and Board meetings be electronically recorded. There was a discussion between the Board and the owners in attendance as to the pros and cons of recording meetings. It was asserted that it would help ensure accuracy of information, but others argued that recorded records are difficult to search, and that instead, all committees should keep written records/minutes. There was no consensus and no further action was taken.

OLD BUSINESS: All interior emergency lights have been replaced with LED models and two balcony lights still will be replaced. Progress report from Tom.

NEW BUSINESS: *Smoking-* Board is limited in what actions the individual members can take. All agreed that sending new non-smoking reminders, both posted and via email to owners/renters is appropriate. Volunteer "Smoke Patrol" can & will continue if people are willing to volunteer, and each patrol should include two or more people. Actiongrams with search results will be sent in, listing the members of the posse, unit number, and time of day that smoking was detected by smelling doors. Fine assessment/Warning letter will be decided by Board.

NEXT REGULAR MEETING WILL BE NOVEMBER 27th AT 4:00PM

One or more Executive Sessions will be held prior to that date - TBD

Adjourned at 5:53 PM.