

Willamette Towers Board Minutes: July 18, 2005, 7 p.m.

Board Members present: Joanne Gulsvig, Chair; Dorothy Quirk, Treasurer; Kieran Walsh and Richard Lowen.

Association Members Present:

Nancy Bessonette	Paula Rogers	Bennett Management:
Dick Kraus	Bill Ayres	Rob Bennett
Mary Erbaugh	John Rose	Bernice Yoder
Marge Catha	Jim Derby	Sara Bennett
Janine David	Yuan Hopkins	
Bob Huntley	Pauline Randall	
Robert Bennett	Giny Landgreen, Recording Secretary	

Joanne Gulsvig, Chair, called the meeting to order at 7:05 p.m. Introductions were made.

OPEN FORUM FOR OWNERS: Paula Rogers stated that the ongoing problem of a ten-minute wait for hot water in her shower has not yet been resolved. Also, people are not turning their storage spaces in to WT when they vacate. They are turning them over to other residents resulting in some people having two and some people having none. In addition there is a lot of banging (of unknown origin) heard in her 1103 unit.

Nancy Bessonette requested a small bookcase for a book or puzzle exchange to be placed somewhere in the common area.

Jim Derby requested signage at the North door so that parking is restricted to 1/2 hour unless there is a permit from WT. The distance from the door needs to be marked to keep safe access (fire, etc.) to the building.

Motion to accept minutes for June 20th was made (Dorothy Quirk) and seconded (Kieran Walsh), and the minutes were approved.

TREASURER'S REPORT: Dorothy Quirk reported that there is a transition of budget layout to a new format. There will be a copy of the budget available in the office from Dixie with the possibility of receiving it by email being looked into.

MANAGEMENT REPORT: Rob Bennett reported that the middle commercial space has been rented and the North space is still awaiting a final decision. Prichard and Evans have the contracts.

KPD insurance is willing to renew our insurance policy on the whole building. Discussion has begun about asking or requiring condo owners to carry insurance for the inside of their units (not just the furniture) and providing a certificate of insurance on record. The Association will carry Fidelity Coverage on employees and the management company. Also there was a motion to maintain the same amount of Director's Officer's Liability on the Board as we did last year. The vote by the Board passed. Wind Peril insurance is being looked into.

REVIEW OF RESERVE STUDY: Rick Lowen presented the requested revised Reserve Study. There continues to be confusion about the numbers and a committee of Association Members,

Management, and a Board member is being formed to further discuss this report, which is being generated by Dan Huntley of Western States. The state law requires a 30 year Reserve Study to be in place annually.

COMMITTEE REPORTS:

ROOF: John Rose, who is the liaison with the project professionals, reported that the roofers had not been able to reserve a crane for the July 5th start date. The roof project is now scheduled to start at the beginning of August. Lincoln St. will be blocked off to thru-traffic for several hours each day. Residents of Lincoln between 13th and 14th Avenues will be able to get to their driveways.

EWEB may be able to provide a 0% loan to the Association (not individual owners) for the cost of improving the insulation in the new roof.

MANAGEMENT COMMITTEE: Mary Erbaugh presented a report. The purpose of the study is to develop and/or redefine building policies. Management will join in on these discussions and the results, when approved, will go to all owners and on an updated “Welcome to the Willamette Towers’ information sheet. The next Management Committee meeting is July 28th at 3:00 p.m.

Meeting adjourned at 8:45 p.m.

These minutes will be reviewed for approval at the next Board meeting – Monday, August 8th at 7 p.m. Minutes prepared by Giny Landgreen