

Willamette Towers HOA Board of Directors Board Meeting
Thursday, 21 January, 2016
4:00 PM Willamette Towers Office

Board Members Present:

Jeff Ryder, Chair
Jean Kern, Secretary
Rick Lowen, Treasurer
Paula Rogers
Luther Greulich

BMC:

Diane Sollinger

Present:

Jeanne-marie Moore
Dan Solitz
Giny Landgreen
Clyde Horn
Oliver Thornton

Marta Garcia

From the January 07 Planning Meeting:

Proposed By-Law amendments: Jeff Ryder's motion, seconded by Jean Kern, to have Vail Fotheringham draft an amendment to limit leases to not less than 9 months passed 4 to 1; Luther Greulich dissented.

The second by-law amendment is setting the maximum percentage of rental units at 30% units in the building. Current owner/ renters can be grandfathered in. Jeff Ryder's proposal to draft a by-law amendment setting WT's rental maximum at 30% was seconded by Jean Kern. The vote was 3 to 2: Luther Greulich, against; Paula Rogers abstaining.

Reports Treasurer

Rick Lowen's motion to put a reserve balance of \$30,000.00 into a 1 year CD was seconded by Jeff Ryder and approved by the Board unanimously.

Reports: BMC/ Annual Meeting Planning

Luther Greulich's motion to waive a late fee for 1208 owner was seconded by Jeff Ryder and passed unanimously by the Board.

BMC: New Business

Included tasking the Architectural Committee with looking into blinds for the WT office window to assist with heating and cooling.

The next plumbing phase upgrade costing \$130,000 is set for 2018. MMRC members were tasked with studying impacts if this procedure were moved into 2017 or even 2016.

February meeting times

WT HOA BOD Planning Meeting:	Thursday, 11 February, 2016 at 4:PM
WT HOA BOD Annual Board Meeting:	Thursday, 25 February, 2016 at 7:PM

Adjourn: 5:09 PM
Executive session