

Willamette Towers Board Of Directors

Meeting TUESDAY, December 18th, 2018, 5:15pm

Board Members

Lauren Dame
Jean Kern
Clyde Horn
Rick Lowen
Jesse Fittipaldi

BMC Personnel

Tom Weaverling
Diane Sollinger

Owners

Christi Cooper
Phyllis Fisher
Esther Konop
Hal Dillon

Call to order 5:18 PM

November Minutes Approval: Jean Moved to approve, Jessie 2nd – unanimous.

Treasurer's Report:

Operating Funds: Opening \$2,409.40 Closing \$2,495.67.

Total Operating Income: MTD - \$30,689.90 YTD – 330,162.51 (in budget guidelines).

Total Operating Expense: MTD - \$15,773.63 YTD - \$186,768.67 (in budget guidelines).
\$17,000 was transferred to reserves in November.

Reserves Opening Balance - \$210,929.85 Contributions - \$17,000.00

Withdrawals - \$0.00 Interest - \$22.00 October Closing balance - \$227,951.85.

MMRC- Plumbing drawings just received for new Ad Hoc Plumbing Project Committee. Roof Safety Project drawings ordered. Garage Project bids still in process - not yet received. Start date will not be affected by slow response.

[MMRC = Jesse F., Jean K., Hal D., Christi C., & Tom as resource]

[Ad Hoc Committee = Phyllis F., Lauren D., John R., Cristi C., Hal D. & Jesse F.]

BMC: Fire equipment [valving] scheduled to be redone to meet current code for \$3160.00. Work and testing will take place Dec 21. Tom will email and put up notices about bells ringing during the tests. Announcements asking for new Board Members campaign statements for vote at the Meeting will be sent first week of January 2019. Garage pole lights replacement of one burnt out bulb and two other fluorescent bulbs with LED lamps will be done soon - waiting for availability of lift [and weather]. Got 5 year report on elevators from Otis. They have only been out 4 times in 5 years to address reported issues – all but one were electrical problems that have been fixed, one was caused by move in/out blocking the door open too long so they had to reset the door switch. Bottom line is that the elevators are doing great and we have been saving money!

Owners Forum: Jesse clarified that the plumbing plans mentioned earlier were for the Ad Hoc committee and not the MMRC.

OLD Business: none

NEW Business: none

NEXT REGULAR MEETING WILL BE JANUARY 15th AT 5:15 PM

Adjourned Regular Meeting at 5:42 PM.

ENTERED EXECUTIVE SESSION TO DISCUSS A PERSONNEL MATTER.

Adjourned 5:46PM