

Willamette Towers Board Meeting – via ZOOM

Meeting TUESDAY, June 23rd, 2020, 5:30pm

Board Members

Lauren Dame
Mya Johns
Hal Dillon
Clyde Horn
Jesse Fittipaldi

BMC Personnel

Diane Sollinger
Tom Weaverling

Owners

Linda Seymour
Rick Lowen
Nigel West
Phyllis Fisher
Giny Landgren
Bill Bomball

Call to order: 5:02 PM

Agenda Approval – *Unanimous approval*

Previous Meeting Minutes Approval: *Moved by Lauren 2nd by Hal - approved.*

Treasurer's Report:

As per BMC statement

Operating Funds (Trust Account):

Beginning Cash Balance in Trust Account:	\$16,008
Ending Cash Balance in Trust Account:	\$16,367

Annual Budget - Comparative

Total Operating Income:

MTD Actual:	\$32,767
YTD Actual:	\$169,667

Total Operating Expense:

MTD Actual:	\$29,767
YTD Actual:	\$160,530

YTD % VAR (expenses)	6.82%
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NOTES:

1) One "move-in" fee is still due; reminder letter sent.

As per Morgan Stanley statement

Reserve Account

Cash Flow:

Opening Balance	\$104,143
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Contributions	\$17,600
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Withdrawals	\$0
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Interest	\$1
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Closing Balance ("Total Cash Reserves-Allocated")	\$121,744
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Moved, voted, & Approved

Committee Reports:

MMRC: Only 1 project is approved at this point, all others await final budget numbers for Plumbing upgrade Project. Jesse moved, Hal seconded that Fire

Alarms on each floor are to be updated to klaxon from Bells at a cost of \$3300.
Unanimous

BMC Report: Mia Bella lease expires at EOM. Lauren moved that they be offered a lease of 1 year at current terms and adjust next year depending on what the market price is after COVID. - unanimous. They are caught up on rent except for April and will be paying that off at \$100/mo. as arranged. The Satori space tenant will be offered to continue at the same reduced **deferred** payment rate as currently in place. Diane will be sure that she knows it is deferred and not simply a new, lower rate.

Owner's Forum:

- "Willamette Towers Wine Ninja" Facebook page is now a closed private group and since we do not have a copyright for the "Willamette Towers" name, this is not something the Association needs to have anything to do with.
- Piano Playing to excess - Nigel reports that his neighbor is playing many more hours now and would like him to stop. The musician will be contacted to ask them to cut down the long hours of playing.
- Smoking issues will be addressed in an Executive session to discuss our legal restraints and responsibilities.
- Phylis and Hal have been doing the sanitizing of the elevators and keypads on the weekends.
- Rick asked about the Window washing that was previously planned for June. Tom is still waiting for a reply from the contractor but will likely happen soon.
- Hal mentioned that he had attended a webinar on an eV charging station system that is available to install. The information will go to MMRC/Jesse for their inspection and recommendations.

Old Business: none

New Business: none

Next Meeting

ON-LINE Meeting: Tuesday, **TBD** at 5:00 PM via ZOOM.

Adjourned at 5:34PM