

Willamette Towers Board Meeting

Meeting THURSDAY, July 29th, 2021, 5:00pm via ZOOM

Board Members

Jesse Fittipaldi
Hal Dillon
Clyde Horn

BMC Personnel

Erica Moreland

Owners

Jean Kern
Bob & Richard Bomball

Call to order: 5:15 PM

Agenda Approval [with additions]- Clyde moved, Hal 2nd - Unanimous approval.

Previous Meeting Minutes Approval: Hal moved- Jesse 2nd, Unanimous approval.

Treasurer's Report:

Month ending June 30, 2021.

Operating Account Summary

Beginning Cash Balance [06/01/2021] \$29,122

Ending Cash Balance [06/30/2021] \$28,358

Budget Comparison

Month-to-Date Actual

Total Operating Income \$20,137

Total Operating Expense (\$15,581)

Year-to-Date Actual

Total Operating Income \$124,260

Total Operating Expense (\$101,052)

Notes:

- Other than the commercial account there are three units with balances due as of July 8, 2021.
- One of the three units that has paid is requesting a waiver of the late fee.

Reserve Account Summary

Opening Balance [06/01/2021] \$295,492

Contributions \$18,480

Withdrawals 0

Interest \$3

Closing Balance [06/30/2021] \$313,974

Notes:

Primary Reserve balance: \$160,932

Plumbing Reserve balance: \$153,042

Move to Accept Treasurer's report: Clyde moved, Jesse 2nd - Unanimous approval

BMC Report: Diane absent with schedule conflict.

- All Actiongrams dealt with. Items assigned to Board have been added to the Agenda.
- Other items = Window treatment to allow portable AC unit to vent to the outside is being worked by Dave.
- Fine letter sent to Owner and Renter in 701 for Smoking violation since the ignored the Warning sent a week ago.
- Late fees waived per request. Clyde moved Hal 2nd unanimous.
- Damage to lock box near driveway keypad will be checked out by BMC tech and they will let us know.
- Suggested increase in move in/out fees to also cover wear and tear on building and elevators will be discussed after we have current cost information from BMC.

Committee Reports:

Security & Technology: Car prowl and theft – reminder sent to all owners that it is good practice to NOT have anything of value visible in your car. Bill Bomball volunteered to join the committee to help research if a wall addition along the back would be possible.

MMRC: no report

Green: no report

Owner's Forum: Car prowl and theft discussed and forwarded to Security Committee. Hal will check with City about permissible wall additions and wall height waivers. Fire Alarm test of new bell didn't sound loud enough. We will test with entire floor to see if that is true. Dave will coordinate with City prior to test.

Old Business: CPA bid to perform Reserve Study and Preventive maintenance review was budgeted at \$6500 in October 2019. CCR company has the same price as the previous bid. Pay CCR the \$6500 to perform a "Level 1" Reserve study and a "Preventive Maintenance" audit. Hal moved, Clyde 2nd - unanimous.

New Business: Mask Policy will change to match the CDC – Current recommendation is to have ALL masked when indoors. Deliveries to the doors can continue if the delivery person is masked. Elevators are again one family per ride. Notice will be sent to all.

05-07 plumbing costs dispute will remain with the occupants of the units and the Board will not become involved. BMC will draft and send letters.

Next Meeting

Tentatively set for August 24 or 25 TBD 5PM via Zoom

Adjourned at 6:10 PM