

Willamette Towers Board Meeting

Meeting TUESDAY, November 23rd, 2021, 5:00pm via ZOOM

Board Members

Hal Dillon
Clyde Horn
Jesse Fittipaldi

BMC Personnel

Diane Sollinger
Dave Saraceno

Owners

Bill, Barb & Richard Bomball
Ginni Landgreen
Paula
Rick Lowen
Cody York
Jerry Hsu

Call to order: 5:05 PM

Agenda Approval – Unanimous approval with additions

Previous Meeting Minutes Approval: : Unanimous approval.

Treasurer's Report: Month ending October 31, 2021.

Operating Account Summary

Beginning Cash Balance	[10/01/2021]	\$53,772
Ending Cash Balance	[10/31/2021]	\$43,484

Budget Comparison

1. Month-to-Date Actual

Total Operating Income	\$19,795
Total Operating Expense	(\$27,282)

2. Year-to-Date Actual

Total Operating Income	\$203,969
Total Operating Expense	(\$179,630)

Notes:

None (from BMC – but a large expense [\$14,526] paid out was for the building's required flood insurance policy renewal)

Reserve Account Summary

Opening Balance [10/01/2021]	\$332,459
Contributions	\$18,480
Withdrawals	\$0
Interest	\$3
Closing Balance [10/31/2021]	\$350,942

Notes:

Primary Reserve balance:	\$164,299
Plumbing Reserve balance:	\$186,640

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

Committee Reports:

MMRC: Plumbing project is still waiting for OK from City on Permits.

Security: Waiting for second bid from Fencing contractors

Green: Notes that the Friends of Trees account we created to get the elm tree that was taken down by the City replaced will be for a Hornbeam [like the ones that are already there] and will be completed as soon as the city finishes the roadwork. It will require an additional 5 gallons of water per week for its first year. They also want a board OK to begin doing research on Solar installation possibilities with electricians suggested by the City. This will be a no cost first steps move.

BMC Report: Mia Bella is interested in renting the next door space [1309] if their redesign/modifications are OK with the Board. They just sent their plan in prior to the meeting and it will be reviewed and a reply will be made to them. Also interest has been mentioned in the last empty unit [1307] from an ad on Craig's List and a walkthru will be hosted by David.

Owner's Forum: A complainant on the 11th floor has suffered for months with smoking smells coming into their apartment, both pot and cigarettes. That owner's review of the area led them to wonder if there might be smoking violations occurring on the 13th floor. A Board member will reach out to help with communication with regard to the possible violation. Noted that an odor of an unknown kind and source on the 7th floor will be reviewed as well. More signage will be installed in the elevators and distributed as needed.

Old Business: Budget for 2022 approved unanimously - **INCLUDES A 6.5% INCREASE IN HOA DUES BEGINNING JAN 1, 2022.**

New Business: Clyde will talk to 607 owner about accessing the ceiling in his bath to check the source of a drip that he reported that supposedly came from 707 and his reluctance to allow anyone to come in and look.

A larger garbage can will be purchased and installed at the East entrance as the current one jams at the top so appears to be full when it's actually mostly empty. Another container for deposit return cans and bottles will be found to put out next to the recycle bin to allow tenants to "donate" to the folks who go through the bins looking for deposit return items.

Next Meeting

December 28, 2021 5PM via Zoom

Adjourned at 5:53 PM