

Willamette Towers Board Meeting

Meeting TUESDAY, October 26th, 2021, 5:00pm via ZOOM

Board Members

Jesse Fittipaldi
Hal Dillon
Clyde Horn

BMC Personnel

Dave Saraceno
Diane Sollinger

Owners

Bill & Richard Bomball
John Rose
Rick Lowen

Jerry Hsu
Linda Seymour

Call to order: 5:02 PM

Agenda Approval: Clyde moved, Jesse 2nd - Unanimous approval.

Previous Meeting Minutes Approval: Clyde Moved to approve previous Treasurer's Report with clarifications added, Hal 2nd Unanimous. Minutes Approval Clyde moved, Hal 2nd, Unanimous approval.

Treasurer's Report:

Operating Account Summary

Beginning Cash Balance [09/01/2021]	\$39,053
Ending Cash Balance [09/30/2021]	\$53,772

Budget Comparison

1. Month-to-Date Actual

Total Operating Income	\$20,031
Total Operating Expense	(\$19,752)

2. Year-to-Date Actual

Total Operating Income	\$184,107
Total Operating Expense	(\$152,347)

Notes:

Some units (other than the commercial account) have balances due. Reminders were sent.

Expenses for September include down payment for garage roll-up gate repair, new alarm bell, quarterly elevator maintenance fee, water riser engineering costs, and quarterly estimated tax payment.

Reserve Account Summary

Opening Balance [09/01/2021]	\$332,457
Contributions	\$0
Withdrawals	\$0

Interest	\$2
Closing Balance [08/31/2021]	\$332,459
Notes:	
Primary Reserve balance:	\$155,899
Plumbing Reserve balance:	\$176,560
<i>No money is transferred to the reserve account in the month of September.</i>	

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

Committee Reports:

MMRC:

Plumbing - In the permitting process with the City. There will be a fee TBD and then we can begin. We will start with the 06 stack on riser #1. The process will be to remove the hall way walls on all floors, inspect what is revealed, change any plans that need to be changed, core the floors, run pipe, reconnect, rebuild and paint the walls. Review of learnings from the process will then be applied to further demos and rebuilds.

Garage upper deck cracking- *Engineer will be out tomorrow and will do walkaround with Clyde and Hal.*

Security & Technology:

Fence - Kiwi Fencing owes us a callback to schedule a time for walkaround and request for bid. J+Hal will check with City to see if we can do higher than 3 ft with permit [fees for doing so?] This will be applied to info taken to SecTech Committee for discussion. Design for fence must look OK as well as protect/deter thieves. Will bring back from Committee for next meeting.

Fire alarm bell - replacement test bell works OK but is not a great improvement. This will be discussed again and will be reported back next meeting.

BMC Report:

1307-09 - 10 day notice of default on Lease sent last week, tenth day is Sunday. Diane will report to Board on Monday what next steps are. There is an interested tenant for one of the spaces.

Parts for overhead garage entry doors will be in next week. The consensus of the Board is that adding timer functions to the doors at a cost of \$1500 is not worth it at this time.

Owner's Forum:

John Rose suggested that a container for deposit/return containers be added to the garbage/recycle area to reduce the number of folks rummaging around in the bins.

Hal suggested that we get a library step stool that rolls around until you step on it for the Laundry Room to enable easier access to the top dryers for shorter residents and a "Wet Floor" sign to use when accidents happen.

Old Business:

Jesse, Clyde, & Hal are against accepting the current offer from the Dish company's proposal for adding their 5g service to the building's exterior. The prior interest from the Willamish Company is much less invasive but does not appear as an official contract format, so an agreement to terms is not possible at this time. Diane will ask them for a contract format that lays out their responsibilities and our permissions.

New Business:

Tree replacement in front parking strip. Linda has contacted "Friends of Trees" and they can replace the tree at a cost of \$300 which includes stump removal but requires that the two of the concrete pavers next to the curb are removed. Jesse estimated that cutting and removing them would cost ~\$250. Clyde Moved that we authorize spending up to \$600 to remove the pavers and stump and replant with a suitable medium sized tree. Linda will author a survey question that Dave will send to all owners: Do we replace the tree that was removed? Y/N - one week to reply and then if consensus is for replacing the tree, we will go ahead with removing the pavers and sign to allow stump removal and tree planting and then replacement of sign. Hal 2nd , Unanimous.

Waive late fee 1204 - Hal Moved, jesse 2nd , Unanimous - late fees waived. Draft Budget XLS sent by Diane will be worked on by Hal and helpers he recruits. Final budget proposal will be voted on at November meeting in case there is a need for a change in HOA Dues to accommodate inflation.

Next Meeting

Tentatively set for Tuesday, November 23, 5PM via Zoom

Adjourned at 6:00PM