

# Willamette Towers Board Meeting

Meeting TUESDAY, December 20<sup>th</sup> 2022, 5:00

## Board Members

Hal Dillon  
Clyde Horn  
Jesse Fittipaldi  
David Igl  
Cody York

## BMC Personnel

Diane Sollinger  
Dave Saraceno

## Owners

Bill & Richard Bomball  
Rick Lowen  
Tom Ferrer  
John Rose  
Linda Seymore

**Call to order:** 5:04 PM

**Agenda Approval:** Unanimous approval

**Previous Meeting Minutes Approval:** Unanimous approval.

## Treasurer's Report:

### Operating (Checking) Account Summary

Beginning Cash Balance	[11/01/2022]	\$24,303
Ending Cash Balance	[11/30/2022]	\$2,159

### Budget - Comparative

1. Month-to-Date Actual		
Total Operating Income		\$20,215
Total Operating Expense		(\$14,539)
2. Year-to-Date Actual		
Total Operating Income		\$222,617
Total Operating Expense		(\$212,991)

### Notable Expenditures:

- Vehicle Exit-Gate Safety Upgrade: (\$2,480)
- Website Hosting Fees: (\$373)
- Plumbing Upgrade; J Riser: (\$19,755)

### Reserve Account Summary

Opening Balance	[11/01/2022]	\$530,570
Contributions		\$19,681
Withdrawals		
Change in Value		\$45
Closing Balance	[11/30/2022]	\$550,296

## Notes:

- Primary Reserve balance: \$260,087
- Plumbing Reserve balance: \$290,209

**Move to Approve:** Clyde, Jesse 2<sup>nd</sup> unanimous

**Owner's Forum:** John asked that we get an itemized bill for the entire J riser project so we can go over it. Jesse will provide one. Richard B reported that someone's dog is peeing in the elevator and the owner isn't cleaning up. Dave will post a notice in the elevators asking that owners cleanup after pets and that if anyone sees pet waste in the elevators, to go to the lobby, step out of the elevator, wave at the camera while holding their nose and pointing to the elevator. Dave can track down the culprit via camera footage.

## Committee Reports:

**MMRC:** Plumbing project for J riser is almost complete. Still need to get contractor to come in and enclose the pipes and an electrician to rehang the sconces. Full accounting from all will be available thereafter.

### Safety:

**Green:** Bicycle storage has come upon a plan to use the room in the 1307 rental unit for bike storage after securing the door to the interior space and then adding false walls to hang the bike racks for vertical storage we can use the same horizontal storage as is used outside.

### BMC:

- Window washing tool was purchased for trying out. It works fairly well once you master the quirks. It will be offered to owners after a trial by Hal.
- Noise reported from 607 - they have already received a warning letter so Diane will prepare for review a fine letter to be sent.

## New Business:

- US Bank requires a Fidelity rider on Board officers to close loan. We will see if we can get a prorated coverage for immediate compliance - estimated to be \$400/yr.
- Lease offers from two different lessors. Due to suggestion for using part of the 1307 space for a secure bike room, Diane will counter with a reduced rate for reduced space. If either lessee is amenable, their offer will be accepted. If both refuse, then bike room plans will be reevaluated for use of North storage room instead and the chosen lessee will get the space. Diane will send contact real estate agent - we will decide in January.
- Mia Bella water shutoff reimbursement - Not in current lease. Not sure if their business was affected or not as they have 2 spaces with separate plumbing. Diane will ask for more details of 2 instances they want us to pay for.

- Washer/dryer install in unit request. *Diane will contact them and point them to our policy about this and if they can show that they plan to meet all the criteria, a vote will be taken later about whether we will allow it.*

## **Unfinished Business**

- Landscape and Management Contracts need OK *Clyde moved, Hal 2<sup>nd</sup> accept contracts - unanimous.*

### **Next Meetings:**

**Regular Meeting** Tuesday, 1-17-2023 @ 5PM via Zoom

**Adjourned at 6:19 PM**