

Willamette Towers Board Meeting

Meeting TUESDAY, June 21st 2022, 5:00pm

Board Members	BMC Personnel	Owners
Hal Dillon Clyde Horn David Igl	Diane Sollinger Dave Saraceno	Linda Seymour Rick Lowen Tom Ferrer Ladonna Qualitieri Richard Bomball Bill Bomball

Introductions

Approval or amendment of Agenda - Amended and accepted

Approval or amendment of Minutes from previous meeting - Clyde moved, Hal 2nd, unanimous.

Reports

☐ Treasurer- Clyde moved to accept, David 2nd. Unanimous

☐ MMRC

- o Plumbing status - Getting time from plumber to meet with the team to go over final plans is delayed because the plumber is jammed with work. Will happen soon but unknown exact day.

☐ Safety - nothing to report on proposed fencing as the money is needed elsewhere.

☐ Green - Bike room plan submitted a year ago by John Rose to use existing locker space for up to two bikes per existing locker. To determine if enough interest is present to carry out this plan, Diane will create and send a poll of residents asking how many would be interested in a space at a nominal yearly fee.

☐ BMC

- o Parking area Sealing- Move to accept bid from BMC to include Pressure washing + application of sealant. Clyde Moved, Hal 2nd , unanimous vote. Actual task will be done in August and will require the top deck cars to park elsewhere for 6 days minimum. Warning will be sent to those parking on the lower level that unlikely but possible drips may happen so they park at their own risk. Diane will author the poll and Dave will send it around.

New Business

☐ HB 2534 - Now it is required by Oregon state law that all HOAs must have their founding documents evaluated for discriminatory language by a lawyer to certify that they do not have any such language in their bylaws, policies, or other documents. Clyde moved to have Diane ask our lawyer to do the evaluation. Estimated cost \$1200-\$1500, Hal 2nd, unanimous.

Unfinished

☐ Parking/Towing Policy - Clyde moved to accept the new updated version as shared by email today, Hal 2nd, unanimous. Diane will format the language from the email, create a PDF, and get it onto the website.

Schedule next meeting - July 13th WEDNESDAY at 5PM

Adjourn 5:38PM

Executive Session

☐ Mia Bella renewal - Diane will create a lease terms offer and send it to them and extend their current lease terms for an additional 30 days to allow for getting second bid on proposed electrical work that we need to have done.

o Panel; lighting update - Board decided that this must be done for safety and code compliance reasons. Awaiting second bid.

☐ 1307 – HVAC Parking - to be discussed later.

Cheers,
Clyde