

# Willamette Towers Board Meeting

Meeting TUESDAY, May 17<sup>th</sup>, 2022, 5:00pm via ZOOM

## Board Members

Clyde Horn

Jesse Fittipaldi

Cody York

## BMC Personnel

Diane Sollinger

Dave Saraceno

## Owners

Giny Landgreen

Linda Seymour

Richard Bomball

William Bomball

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## WILLAMETTE TOWERS BOARD MEETING

Call to Order: 5:12PM

Agenda Approval – Unanimous approval

Previous Meeting Minutes Approval: Unanimous approval

## Treasurer's Report:

Month ending April 30, 2022

### Operating Account Summary

Beginning Cash Balance [04/01/2022]	\$57,293
Ending Cash Balance [04/30/2022]	\$51,067

### Budget – Comparative

#### 1. Month-to-Date Actual

Total Operating Income	\$20,254
Total Operating Expense	(\$21,048)

#### 2. Year-to-Date Actual

Total Operating Income	\$80,507
Total Operating Expense	(\$87,775)

Notable Expenditures:

- Quarterly payment to Otis Elevator
- Maintenance: HVAC work (elevator room and garbage closet exhaust fan), hydro-jet stormwater pipes at parking structure, carpet cleaning
- Tax payments

Reserve Account Summary

Opening Balance [04/01/2022]	\$427,186
Contributions	\$19,681
Withdrawals	\$0
Interest	\$4
Closing Balance	\$446,871

Note:

- Primary Reserve balance: \$206,326
- Plumbing Reserve balance: \$240,545

Committee Reports:

MMRC: Acquired permit from City of Eugene to begin work on plumbing project.

Jesse has been organizing and going over the plans to begin work.

- XS Media: Still waiting for plans, and new offer to be presented to the board.
- Building flow rate: No update. No report.

Safety:

- Fence: Pending for now.

Green: Green committee got some lawn furniture for the grass area near the parking garage exit. Board talked about some of the rules and all agreed. Will provide rules and perhaps make a bulletin for the board in the mail room. Green committee requests that the landscapers use organic fertilizer and the landscapers agreed.

BMC: Dave, met with others about the drain on the north side of the building. The pipe work has failed, and pipes may be crushed. Going to plan a meeting with board and Diane after a plumbing meeting next week.

Regarding the plumbing for reimbursement- neither the board, nor the building, can provide reimbursement estimates or have anything else to do with the sale of any unit. Reimbursement amounts are totally dependent on unknown future work, so cannot be estimated or guaranteed. Once new verbiage is made, a letter will be sent out.

#### New Business:

- Mint Compost Approval Ratification: ( time sensitive ) All board members approved the mint compost order via email. Ordered and should be delivered around June 17<sup>th</sup>, 2022.
- Towing: Board needs to hold a meeting to go over how to handle the situation of parking.

#### Old Business:

- 1309 itemized request submitted: Diane sent out letter May 9<sup>th</sup>, 2022, for board to review, still under review for now.
- 1307 HVAC, parking: Possible tenant for retail space says city is requiring them to have 2 assigned parking spaces for customers. Board feels that we can provide them 2 spaces in the garage for employee only. Not customer. Dave is going to call the city to see if there is a way to designate 2 street spots to the retail space for customers.

#### Owner's Forum:

##### Next Meetings:

Regular Meeting Tuesday, June 21<sup>st</sup>, 2022, at 5:00 PM

Adjourned at: 5:34PM