

Willamette Towers Board Meeting

Meeting TUESDAY, October 18th, 2022, 5:00

Board Members

Hal Dillon
Clyde Horn
David Igl
Cody York

BMC Personnel

Diane Sollinger

Owners

Bill Bomball
John Rose
Rick Lowen
Rhonda Stickney
Tom Ferrer
Paula Rodgers
Lisa Bostwick
Dottie Kemp

Call to order: 5:02 PM

Agenda Approval - Unanimous approval

Previous Meeting Minutes Approval: Unanimous approval.

Treasurer's Report:

Operating Account Summary

Beginning Cash Balance	[09/01/2022]	\$40,132
Ending Cash Balance	[09/30/2022]	\$19,620

Budget - Comparative

1. Month-to-Date Actual		
Total Operating Income		\$20,044
Total Operating Expense		(\$28,504)
2. Year-to-Date Actual		
Total Operating Income		\$181,588
Total Operating Expense		(\$185,734)

Notable Expenditures:

- Annual payment for Flood Insurance (\$10,696)

Reserve Account Summary

Opening Balance	[09/01/2022]	\$518,243
Contributions		\$19,681
Withdrawals		(\$7,376)
Interest		\$22

Closing Balance [09/30/2022] \$530,570

Notes:

- Primary Reserve balance: \$251,107
- Plumbing Reserve balance: \$279,463

Move to Approve: unanimous

Owner's Forum:

- Paula asked about Bike storage details – Green Committee Report
- John asked for June & July Minutes be loaded on the WT site.
- Lisa asked about Budget Committee meeting schedule – Hal will be sending email to all in the next few days.

Committee Reports:

MMRC: Plumbing hookup work on the 06 stack kitchens will begin next week, taking 2 days.

Safety: Elevator will be fixed in the next week or two.

Green: Bicycle storage/parking – locker census shows 14 unused and 14 unknown user so 28 total. Diane and Dave will be posting/sending notices to all unknown lockers users that any unregistered lockers with stuff in them will be emptied. Should take about 30 days to clear after which, the demo of lockers for bike rack installs can begin. The outside racks will be moved inside. [or other system installed]. Pricing, rack design options, etc, are still TBD.

BMC:

- Electrical panels work will be at the end of November.
- 1307 is back on the market.

New Business:

- Washer/dryer discovered in unit that is up for sale. It should be removed if it interferes with our plumbing project or systems. Diane will write to owner that the existence of the W/D should not be in the adverts for the sale.

Unfinished Business

- 1002-1102 leak situation was discussed at length. Appears to be miscommunications at this juncture. Repairs to 1102 are completed. The owners will continue to resolution on their own.
- HB2534 – a certificate from our lawyers stating that our policies and other documents do not currently contain language covered by the legislation.
- Gate safety upgrade – being done now.
- Budget – Committee will be meeting per ?Hal's schedule he will email to all participants.
- 1311 - Mia Bella wants us to pay for plumbing repair of the hair washing stations. Diane will send them our offer to go 50/50 and Anderson will be doing the work and using the same material as in the rest of the building.
- White Glove window washing will wait until next year per Board vote, saving us \$5k.

Next Meetings: Regular Meeting: TBD
Adjourned: 6:18 PM