

# Willamette Towers Board Meeting

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

## Board Members

Hal Dillon  
Clyde Horn  
Cody York  
David Igl

## BMC Personnel

Diane Sollinger

## Owners

Lisa Bostwick  
John Rose  
Rick Lowen  
Linda Seymore

**Call to order:** 5:05 PM

**Agenda Approval** - Unanimous approval with amendments

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

## Treasurer's Report:

### Operating Account Summary

Beginning Cash Balance	[08/01/2022]	\$49,137
Ending Cash Balance	[08/31/2022]	\$40,132

### Budget - Comparative

1. Month-to-Date Actual		
Total Operating Income		\$19,950
Total Operating Expense		(\$23,783)
2. Year-to-Date Actual		
Total Operating Income		\$161,544
Total Operating Expense		(\$157,230)

### Notable Expenditures:

- The sealing of the parking structure is included in this month's Maintenance Contract expenses (\$8,575)
- One disputed fine

### Reserve Account Summary

Opening Balance [08/01/2022]	\$498,544
Contributions	\$19,681
Withdrawals	(\$0)
Interest	\$17
Closing Balance [07/31/2022]	\$518,243

## Notes:

- Primary Reserve balance: \$242,122
- Plumbing Reserve balance: \$276,103

## Move to Approve: Unanimous

## Owner's Forum:

- Lisa has concerns about how the HOA is growing. Wants to consider a special assessment instead of increases.
- John is curious about the compilation of errors in the reserve study. Diane will check with the vendor.

## Committee Reports:

**MMRC:** Jesse in NYC so no report. Supplies are on order.

**Safety:** nothing to report

**Green:** Bicycle storage indoors will be the plan followed. Diane will ask Dave to do a locker review of the North storage area to see how many vacant lockers there are and then we will begin with demo of vacant lockers afterwards with install of floor racks and wall hanging devices to follow.

### **BMC:**

- Electrical panel upgrades in 1307 & 09 will be in November after parts are received.
- Reserve Study - We will buy 3yr @ \$750 each option from offered contract.
- White Glove window washers cannot do our windows before Oct. Option to NOT have windows washed may be chosen but for now we will remain on their list. In addition, Cody has seen online a unit that allows you to wash the exterior of windows from the inside. He will forward the info to Dave to buy one to try out.

## New Business:

- 1311 Plumbing - Jesse n/a so will have to be done offline via emails.
- Flood insurance bill is ~\$5k LESS this year because of government changing methods and our agent finding errors in their billing. Diane will send flowers to her in appreciation. Hal moved & Cody 2<sup>nd</sup> to pay the bill.
- 1002 repair - David said that this will be done as per owner's choice.
- Plumbing Invoices #44 & #70 - for payment. Clyde moved, Hal 2<sup>nd</sup> to pay #70 and ask to amend & pay#44 to remove the 2 hours of picking up checks. Diane will forward info to Jesse too.
- Budget Committee volunteers include: Hal, John, Lisa, & Rick. Diane will provide a sample budget for their use as they determine budget for next year. Meeting times tbd.

## **Unfinished Business**

- HB 2534 [verbiage in our documents [excluding policies] to review for improper language regarding disability and gender neutrality. We will get the certificate of review from the lawyers as there is nothing in our documents that they reviewed that has been judged to be abusive or improper at this time.
- Gate security upgrade work is scheduled for next week.

### **Next Meetings:**

**Regular Meeting** TBD - via email between board members.

**Adjourned at 6:08 PM**