

Willamette Towers Board Meeting

Meeting Tuesday, December 28, 2023 @ 5:00 PM

Board Members

Clyde H.
David I.
Hal D.
Alex H.

BMC Personnel

Diane Sollinger
Dave Saraceno

Owners

Bill Bomball
Linda Seymour
Richard Bomball

Call to order: 5:10 PM

Agenda Approval: _____ Motion: Hal 2nd: Davud Unanimous

Previous Minutes Approval: _____ Motion: Alex 2nd: David Unanimous

Treasurer's Report: Month ending November 30, 2023:

Operating Account Summary (aka Trust or Checking account)

Beginning Cash Balance	[11/01/2023]	\$25,927	<i>prev: \$6,850</i>
Ending Cash Balance	[11/30/2023]	\$18,696	<i>prev: \$25,927</i>

Budget-Comparative

1. Month-to-Date Details

BUDGETED Total Operating Income:	\$21,565	<i>prev: \$21,565</i>
ACTUAL Total Operating Income:	\$20,706	<i>prev: \$20,764</i>
ACTUAL Total Operating Expense:	(\$16,171)	<i>prev: (\$27,829)</i>
BUDGETED Total Operating Expense:	(\$18,901)	<i>prev: (\$27,461)</i>

2. Year-to-Date Details

BUDGETED Total Operating Income:	\$237,211	<i>prev: \$215,646</i>
ACTUAL Total Operating Income:	\$232,156	<i>prev: \$211,450</i>
ACTUAL Total Operating Expense:	(\$234,855)	<i>prev: (\$218,683)</i>
BUDGETED Total Operating Expense:	(\$236,476)	<i>prev: (\$217,574)</i>

3. Notable Expenditures:

- \$31,730 to Anderson Plumbing for additional L Riser Expenses
- \$27,080 to BMC for additional L Riser Expenses
- \$7,750 to Cutting Edge Concrete for cutting and scanning
- \$4,951 for north alley fencing

Reserve Account Summary

Opening Balance	[11/01/2023]	\$563,129	<i>prev: \$615,522</i>
Credits this Period		\$19,681	<i>prev: \$0</i>
Debits this Period		(\$66,605)	<i>prev: \$(53,726)</i>

Change in Value this Period	\$1,513	<i>prev: \$1,332</i>
Closing Balance [11/30/2023]	\$517,718	<i>prev: \$563,129</i>

Notes about Reserves:

- Primary Reserve balance: \$61,766 *prev: \$113,032*
- Plumbing Reserve balance: \$152,925 *prev: \$147,141*
- Goal of \$300,000 in rotating CD funds:
 - CD #6 purchased, matured 12/21/2023**
 - CD #7 purchased, matures 01/30/2024
 - CD #8 purchased, matures 02/13/2024

End of Treasurer’s Report

Treasurer’s Report Approval: Motion: Hal 2nd: David Unanimous

Owner’s Forum:

- Linda S. stated that the owners of #201, #202 and #208 have agreed to take responsibility for the water piping on each of their balcony/patios. They will be responsible for “winterizing” the pipes and repairing any leaks. “Winterizing” consists of closing the water supply valve (for all three units) inside #201 and opening valves on the patio to allow water to drain from the system. This will be done before freezing weather begins. Each unit will have a document for future owners explaining this responsibility.
- We revisited and re-approved our decision to allow units 201, 202, and 208 to keep their patio umbrellas. They are also allowed to cover patio furniture with canvas for protection from the weather.
- Umbrellas *and canvas covers(?)* are still not allowed on the 13th floor patios.
- Open flames (barbecues, fire pits, etc.) are still not allowed anywhere in the building or on the property.

Committee Reports:

MMRC: MMRC chair was not in attendance: no report.

Safety Committee: Clyde: Nothing to report.

Green Committee: Linda S. reported that they are researching the Inflation Reduction Act which may help residents pay the cost of the replacement of their Zinsco electric panel and the cost of the installation of a ductless heat pump. The Zinsco panels are, in the opinion of insurance companies, hazardous. If there is help for paying the cost of these projects, it will be in the form of a federal tax credit.

New Business:

- A unit owner requested a waiver of the \$25 late fee. They state that the USPS was slow. BMC states that this is not a chronic problem for this unit. We voted to waive the \$25 late fee. Motion: Hal 2nd: Clyde Unanimous

Unfinished business:

- Zinsco Electrical Panels: We still lack adequate information to move forward with the Zinsco-Panel-Replacement-Project (**ZPRP**). We await the report from New Way Electric.

We approved payment for and ordered this report several weeks ago. Jesse F. is in touch with New Way Electric.

- New roof covering for the Parking Entry Cover: This work was postponed because of weather conditions. The work will hopefully happen in January 2024.
- Chemical smells (from Mia Bella Salon) in the lobby/hall area on the ground floor of WT. This is a contentious issue with the owners of Mia Bella. We decided to submit a poll to the residents of WT asking if they are bothered by these odors. We hope that the results of the poll will give the HOA Board guidance as to how to deal with the issue. We asked John R. if he could create the poll. We await his response.
- Garage door repair: A notice was sent to the owner whose car damaged the garage door. We requested that they pay for the damages.
- Smoking on WT property: We noted that the Smoke-Free-Property signs that we recently posted remained in place for an unusually long time. The problem, however, continues. We may try the “Smoking Patrol” technique or investigate more high-tech solutions.

Meeting adjourned at 6:00 PM

Future board meetings:

- **01/30/2024 @ 5:00 PM:** Our next Board Meeting (We will try a “Hybrid” meeting for the first time. People can attend in person at the WT office or attend via Zoom.)
- **02/20/2024 @ 5:00 PM:** The second Board meeting of 2024 (This may be a Hybrid meeting.)
- **02/27/2024 @ 7:00 PM:** Homeowners Association (HOA) Annual Meeting: (This may be a hybrid meeting.)