

Willamette Towers Board Meeting

Meeting TUESDAY, January 17th , 2023, 5:00pm via ZOOM

Board Members

Hal Dillon
Clyde Horn
Cody York

BMC Personnel

Diane Sollinger
Dave Saraceno

Owners

Bill, Barb & Richard Bomball
Rick Lowen
Giny Landgren
Griffin Hsu
Jerry Hsu

Call to order: 5:05 PM

Agenda Approval - Amended Unanimous approval

Previous Meeting Minutes Approval: : Unanimous approval.

Treasurer's Report:

Month ending December 31, 2022

Operating (aka: Trust or Checking) Account Summary

Beginning Cash Balance	[12/01/2022]	\$2,159
Ending Cash Balance	[12/31/2022]	\$59,112

Budget – Comparative

1. Month-to-Date Actual		
Total Operating Income		\$20,774
Total Operating Expense		(\$20,409)
2. Year-to-Date Actual		
Total Operating Income		\$243,390
Total Operating Expense		(\$233,399)

3.53% below budget for 2022

Notable Expenditures

- | | | |
|--|--------------|------------|
| • J Riser Plumbing Replace | (Acc# 5837): | (\$22,520) |
| • Fire Testing & Unit 206 Turnover | (Acc# 5090): | (\$3,199) |
| • 1 st Quarter Elevator Maintenance | (Acc# 5092): | (\$2,786) |

Reserve Account Summary

Opening Balance [12/01/2022]	\$550,296
Contributions	\$19,681
Withdrawals	(\$76,010)
Change in Value	\$12
Closing Balance [12/31/2022]	\$493,979

Notes:

- | | |
|-----------------------------|-----------|
| • Primary Reserve balance: | \$258,666 |
| • Plumbing Reserve balance: | \$235,313 |

Move to Accept Treasurer's report - Clyde moved, Cody 2nd Unanimous approval

Owner's Forum Bill B. asked about if the Association has purchased a CD to earn interest on unused monies. Hal has not yet done that - will bring up at Annual meeting as part of his report. Jerry and Griffin Hsu appealed the noise nuisance fine for his unit. The noise reported by the owner below happened while the apartment was vacant so it is not them. Board Voted to forgive fine and continue to investigate. Bill B asked about possible fire hazard in new bike room with electric bikes and battery charging - We can research this while construction is going on and easily remove electricity access if necessary.

Committee Reports

MMRC - No Jesse = no report. Diane mentioned that the drywall to enclose the pipes will be completed late this week.

Safety - nothing to report.

Green - Bike room will require some construction to make it ready for bikes, Board moved to pay for up to \$1000 for needed materials and labor. Giny mentioned the availability of refillable personal care products at "BHUMI" located next to Cafe Yumm in the Meridian Building. Also two local reuse-repurpose online options: "Buy Nothing." & "Next Door" sites allow for swapping/donating goods.

Old Business:

Annual Meeting details to be worked out at later meeting.

Clyde moved, Hal 2nd to purchase building insurance from AmFam.- unanimous.
Hal moved, Clyde 2nd to order replacement valve (\$2200) now for boiler per recommendation and have it ready for use when the noisy bearing on the current pump gives out. Unanimous. Valves (\$400) may also need replacement but are locally available on short notice.

1307 Lease changes as asked for are mostly agreeable, Diane will modify lease offer and send it to Realtor for forwarding to client.

Next Meeting: TBD - will consult via email to set date and time. Later in January or very early in February.

Adjourned at 5:49 PM