

Willamette Towers Board Meeting

August 27, 2024 @ 5:02 PM

ATTENDEES:

Board members (in person): Clyde Horn, Jesse Fittipaldi, Alex Howe, Hal Dillon
BMC members (via Zoom): Dave Saraceno
BMC Personnel (in person): Diane Sollinger, Juanita
Owners (in person): Esther K., Richard B., Dorothy Q.
Owners (via Zoom): Bill B., Giny L., Tom F., Rick L., Dottie K.
Call to order: 5:02 PM

Motion to approve agenda: Hal 2nd: Clyde Unanimous

Motion to approve minutes from 07-23-2024: Clyde 2nd: Jesse Unanimous

Treasurer's Report:

Month ending July 31, 2024

Operating Account Summary (aka Trust or Checking account)

Beginning Cash Balance	[07/01/2024]	\$6,126	prev: \$14,740
Ending Cash Balance	[07/31/2024]	\$15,771	prev: \$6,126

Budget-Comparative

1. Month-to-Date Details

BUDGETED Total Operating Income:	\$22,793	prev: \$22,793
ACTUAL Total Operating Income:	\$22,669	prev: \$23,202
ACTUAL Total Operating Expense:	(\$18,746)	prev: (\$19,756)
BUDGETED Total Operating Expense:	(\$22,793)	prev: (\$22,793)

2. Year-to-Date Details

BUDGETED Total Operating Income:	\$159,553	prev: \$136,760
ACTUAL Total Operating Income:	\$160,299	prev: \$137,630
ACTUAL Total Operating Expense:	(\$222,670)	prev: (\$203,924)
BUDGETED Total Operating Expense:	(\$159,553)	prev: (\$136,760)

3. Notable Expenditures:

- \$38,907 + \$12,563 + \$9,178 to Bear Mtn for Electrical room / Janitor Closet panels + Main Room Panel + 4 small common area panels
- \$10,481 to BMC for Riser A work
- \$1,507 to Anderson Plumbing for deleting temporary connections

Reserve Account Summary

Opening Balance	[07/01/2024]	\$317,665	prev: \$296,798
Credits this Period		\$19,743	prev: \$19,743

Debits this Period	(\$80,775)	<i>prev: (\$0)</i>
Change in Value this Period	\$1,115	<i>prev: \$1,124</i>
Closing Balance [07/31/2024]	\$257,749	<i>prev: \$317,665</i>

Notes about Reserves:

- Primary Reserve balance: \$256,633 *prev: \$302,125*
- Plumbing Reserve balance: \$0 *prev: \$14,416*
- Revised goal of Reserves funds in CDs:
 - CD #9 matured on 3/5/2024, and no new CD was purchased
 - CD #10 matured 04/22/2024, and no new CD was purchased
 - CD #11 matured 05/20/2024, and no new CD was purchased

End of Treasurer's Report

Motion to approve treasurer's report: Jesse 2nd: Clyde Unanimous

Owner's Forum:

- Someone expressed concern about the many dead branches in the Elm trees on Lincoln St. Also, the new Elm trees that we planted last year have Dutch Elm disease and are dying. Diane S. will contact the city and ask for their help with these two issues.
- An HOA member raised the issue, and there was much discussion about the paved area (with removeable bollards) right outside the building's North exit door.
 - It is the board's understanding that the fire department emergency vehicles do not need access in this paved area.
 - We will reach out to the Fire Department and possibly to an architect to understand the "Fire Design Requirements" regarding this paved area.
 - We may paint diagonal yellow stripes to clearly mark the areas that need to always be kept open for wheelchairs, emergency crews, etc.
 - Contractors that park here shall have a Willamette Towers Parking Permit that will be placed on the dashboard in front of the steering wheel. This permit will have the phone number of at least one worker in case we need the vehicle moved.
 - We will repair the lock mechanisms on the bollard so that they can be kept locked in place and removed by only authorized personnel.
 - It was suggested that we install a "Tow Away Zone" sign. We did not decide to do this. A board member stated the opinion: "Fewer signs on our property is better".
- We need to determine, in the event of a WT evacuation, where the residents should congregate. This is important because we will all need accurate information from Emergency Services if we are all standing outside in the weather.
- The Safety Committee will further the consideration and implementation of these ideas.

Committee Reports:

- MMRC (Major Maintenance and Repair Committee):
 - MMRC reported that they are reviewing the invoicing and repair processes used by Anderson Plumbing.
 - Should we get other plumbing contractors on our list of contractors we might call? Sometimes we only need a “Rooter” for drainpipe clearing. Drainpipe clearing at WT is not, however, always a normal, simple procedure.
 - Diane S. stated that other plumbers have encountered the same roter issues that Anderson Plumbing is encountering.
 - Someone stated that the various wastewater pipes in the building are accessible at the plumbing vent pipes on the roof of the building. This has not been confirmed.
- Green Committee:
 - Solar-Electric array on the roof of WT.
 - This project will not happen until we replace the roof cover on the building as per the normal maintenance schedule.
 - Solar-Electric array technology is rapidly changing.
 - A board member stated that it was said a while back that the solar array would be too heavy for the roof structure.
 - Instead of buying a battery pack, will we be able to sell the daily excess electricity to EWEB?
 - LTD Bus Trip up the McKenzie River:
 - The bus will leave from the Eugene Downtown LTD station on 09/11/2024 at about 8:20 AM. There is more information on the bulletin board in the mail room.
 - The Green Committee is confident that a good time will be had by all.

New Business:

- The lessee of 1307 (LONEROCK CLINIC) is terminating their lease as of 02-28-2025. The reason given: “We have outgrown the space.” We thank them and wish them well! They added even more class to our Vertical Village!
- Diane S. will send a letter to HOA members stating that, as per WT policy, no door mats are permitted on the floor outside of a unit. The reason for this policy is that a floor matt in the hall could be a tripping hazard in the event of an emergency evacuation when visibility may not be good.

Unfinished Business:

- Plumbing Project: Alex, Jesse, and John R. will meet and discuss our options regarding payment for the somewhat expensive plumbing project.
 - Hal will talk to several local financial institutions to determine if the WT HOA could get a loan. Hal will report to Alex.
- Electrical (Zinsco replacement) panels: The “Residential” panels should arrive from the manufacturer in mid-September.

- Building insurance: Jesse will contact more than one insurance company to discuss our insurance situation.
- Automobile damage to Entry gate: David I. is writing a letter to the driver of the car that caused the damage to the gate. We are trying to determine who will pay for the repair of the damage.
- Scratches on the floor of the South stairwell (floors 1 thru 3). These scratches happened when the new owner moved into the unit. Dave S. will repair the paint damage. The HOA will pass the cost on to the unit owner.
- The Water Shut-Off policy needs to be reviewed. It was also mentioned that it would be good to do a formal review of all the HOA policies.
- 2025 HOA BUDGET. DOES ANYONE WANT TO THINK AND TALK ABOUT THE 2025 HOA BUDGET?? Sounds interesting, doesn't it?
 - The HOA Budget Committee meets every fall. It does not take much time over the course of a few weeks. The committee starts with the current budget. It is adjusted by appropriate inflationary percentages and arrives at next year's budget. Diane S. at BMC is very helpful concerning the line items that do not follow the standard inflationary percentage.

The meeting adjourned at 6:20 PM.

Next board meeting: 09/24/2024 @ 5PM