

Willamette Towers Board Meeting

June 18, 2024 @ 5:00 PM

ATTENDEES:

Board members (in person): Clyde Horn, David Igl, Hal Dillon

Board members (via Zoom): Alex Howe

BMC Personnel (in person): Diane Sollinger, Dave Saraceno, Juanita

Owners (in person): Bill Bomball, Richard Bomball,

Owners (via Zoom): Rick Lowen, Giny Landgreen, La Donna Qualtieri

Call to order: 5:01 PM

Motion to approve agenda: Clyde 2nd: Hal Unanimous

Motion to approve minutes from 05-21-2024: Clyde 2nd: David Unanimous

Treasurer's Report:

Month ending May 31, 2024

Operating Account Summary (aka Trust or Checking account)

Beginning Cash Balance	[05/01/2024]	\$3,599	prev: \$3,938
Ending Cash Balance	[05/31/2024]	\$14,740	prev: \$3,599

Budget-Comparative

1. Month-to-Date Details

BUDGETED Total Operating Income:	\$22,793	prev: \$22,793
ACTUAL Total Operating Income:	\$23,955	prev: \$22,298
ACTUAL Total Operating Expense:	(\$20,454)	prev: (\$25,622)
BUDGETED Total Operating Expense:	(\$22,793)	prev: (\$22,793)

2. Year-to-Date Details

BUDGETED Total Operating Income:	\$113,966	prev: \$91,173
ACTUAL Total Operating Income:	\$114,428	prev: \$90,474
ACTUAL Total Operating Expense:	(\$184,168)	prev: (\$163,714)
BUDGETED Total Operating Expense:	(\$113,967)	prev: (\$91,173)

3. Notable Expenditures:

- \$53,346 to BMC for Riser Work
- \$26,324 to Anderson Plumbing for Riser A Labor
- \$1,575 to Bear Mtn for 206 electrical panel deposit

Reserve Account Summary

Opening Balance	[05/01/2024]	\$365,614	prev: \$398,882
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Credits this Period	\$19,743	<i>prev: \$39,486</i>
Debits this Period	(\$89,532)	<i>prev: (\$73,731)</i>
Change in Value this Period	\$973	<i>prev: \$977</i>
Closing Balance [05/31/2024]	\$296,798	<i>prev: \$365,614</i>

Notes about Reserves:

- Primary Reserve balance: \$287,630 *prev: \$149,140*
- Plumbing Reserve balance: \$7,208 *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: Clyde 2nd: David Unanimous

Owner's Forum:

- A resident on the West side of the building asked if they could cover their window glass with cardboard. We told them to proceed, and we will decide later.
- It was suggested that we send regular letters (at least once a year) to HOA members reminding them of the following:
 - The wax ring between the toilet and the bathroom floor should be replaced at least every ten years. If the wax ring starts to leak, the resident of the unit may not know it. The only damage that will happen is to the unit below the leaky wax ring.
 - If a person is going to be gone from their unit for a while (more than 2 nights?), it is advisable to shut off the water at the sinks and toilet. The valves for this are under the sinks and next to the toilet.

Committee Reports:

- Green Committee:
 - The next "Bus Trip" will be to Vida and will be in September.
 - When the time arrives, they want to be involved with planning the building's roof replacement project. We have an excellent roof structure for a solar-electric array.
 - Packing peanuts and plastic bags should go in the trash, not recycling or compost. This is true of shredded paper also.
- MMRC (Major Maintenance and Repair Committee):
 - They have instructed Bear Mountain Electric to order all the replacement electrical panels for the building. These panels include: six in janitor closets, four on the ground floor, and another (very large) panel on the ground floor. Updated Bear Mountain bids for these panel replacements are expected shortly and purchase will follow shortly after review

- All other panels in the building are considered residential panels which will be ordered separately.
- The roof-top exhaust fan that serves all the Janitor's closets was replaced with a new fan.

New Business:

- There is a small maple tree (2-inch diameter) on the north end of the building. Its roots are interfering with the water valves and pipe connections that provide irrigation. We instructed Dave to remove this tree.
- We decided that when Diane sends out the notice of the upcoming board meeting, she will include the unapproved minutes from the previous board meeting.

Unfinished Business:

- Zinsco Electrical Panel Replacement Project:
 - Dave and Diane will confirm that we know of all the residential Zinsco Electrical panels in the building. We want accurate information so that we can order the new residential panels ASAP.
 - Bear Mountain Electric has received most of the 50% deposits required to pre-order the new residential panels.
- Insurance Amendment voting: We will ask HOA members to return the ballots before 10/01/2024.
- Narcan emergency doses to be available in WT?
 - On 5/28/2024 we talked to Randy Bell at Whitebird. Randy said that Narcan single doses are available locally at no cost. He does not know about "Narcan Boxes" (containing multiple doses). If a resident wants to possess a dose of Narcan, they need to get it themselves. If any WT resident is interested in an "unofficial" Narcan training, contact Randy at randybell3@icloud.com. He also said that if one is in a "Narcan administering" situation, call 911. The 911 operator can talk you through the procedure
- Ground floor odor concerns: It was suggested that the odors may be coming from the laundry room.

The meeting adjourned at 6:06 PM.

Next board meeting: 07/23/2024 @ 5PM