

Willamette Towers Board Meeting

September 24, 2024 @ 5:02 PM

ATTENDEES:

Board members (in person):	Clyde Horn, Jesse Fittipaldi, David Igl, Hal Dillon
Board members (via Zoom):	NONE
BMC Personnel (in person):	Diane Sollinger, Juanita Maddron
BMC Personnel (via Zoom):	Dave Saraceno
Owners (in person):	Esther K., Richard B., Bill B., Linda S.
Owners (via Zoom):	Tom F., Cody Y
Call to order: 5:02 PM	

Motion to approve today's agenda: Clyde 2nd: Hal Unanimous

Motion to approve minutes from 08-27-2024: Clyde 2nd: David Unanimous

Treasurer's Report:

Month ending August 30, 2024

Operating Account Summary (aka Trust or Checking account)

Beginning Cash Balance	[09/01/2024]	\$15,771	prev: \$6,126
Ending Cash Balance	[08/30/2024]	\$12,253	prev: \$15,771

Budget-Comparative

1. Month-to-Date Details

BUDGETED Total Operating Income:	\$22,793	prev: \$22,793
ACTUAL Total Operating Income:	\$24,334	prev: \$22,669
ACTUAL Total Operating Expense:	(\$17,464)	prev: (\$18,746)
BUDGETED Total Operating Expense:	(\$22,793)	prev: (\$22,793)

2. Year-to-Date Details

BUDGETED Total Operating Income:	\$182,346	prev: \$159,553
ACTUAL Total Operating Income:	\$184,633	prev: \$160,299
ACTUAL Total Operating Expense:	(\$240,134)	prev: (\$222,670)
BUDGETED Total Operating Expense:	(\$182,346)	prev: (\$159,553)

3. Notable Expenditures:

- \$9,178 to Bear Mtn for completion of 4 common area panels
- \$1,586 to Anderson Plumbing for unclogging shared line 1105/1106
- \$862 to Anderson Plumbing for Riser Leak 1006
- \$313 to Anderson Plumbing for low pressure from common pipe debris

Reserve Account Summary

Opening Balance	[08/01/2024]	\$257,749	prev: \$317,665
-----------------	--------------	-----------	-----------------

Credits this Period	\$19,743	<i>prev: \$19,743</i>
Debits this Period	(\$0)	<i>prev: (\$80,775)</i>
Change in Value this Period	\$861	<i>prev: \$1,115</i>
Closing Balance [08/30/2024]	\$278,353	<i>prev: \$257,749</i>

Notes about Reserves:

- Primary Reserve balance: \$270,284 *prev: \$256,633*
- Plumbing Reserve balance: \$7,208 *prev: \$0*

End of Treasurer's Report

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

Owner's Forum:

- Chemical smell in lobby area: It is assumed that this smell is from perm-chemicals used at Mia Bella. While there were several months that no one complained about this smell, some people say they have smelled it recently. The cause of the smell in the lobby may be Mia Bella's propping open their front door(s). Dave will ask them not to do this.
- Someone read that rechargeable batteries can overheat and catch fire. This led to the discussion of surveying owners/residents about their safety concerns. We will consider doing this. Possible subjects for discussion:
 - Does the building have all the recommended/required smoke alarms?
 - Should we more clearly delineate emergency egress parts of the paved areas around the building.
 - Windows in residence units need to be inspected periodically. The unit owner is liable for any damage or injury caused by a faulty window.
- We recently changed the method of payment for our clothes washers and dryers. The new payment methods are coin, credit card and phone app. It was requested that the dryers be set up to operate on fewer than six quarters. This would allow the dryers to operate for less than one hour, thus saving energy. Dave will check into this.

Committee Reports:

- MMRC (Major Maintenance and Repair Committee):
 - It was discovered recently that, due to improper installation, the exhaust air filter(s) in the elevator shaft(s) are not serviceable and are very dirty. Dave will contact Otis Elevator
- Green Committee:
 - The LTD Bus trip up the McKenzie River on the 11th was very fun!

New Business:

- Reserve Study Review: We have the option of contracting for one yearly review or for three yearly reviews. The Three-Year plan may save money. Board opted for the 3-year plan, if the payments are year by year.
- Budget meeting: Date and time TBD.
- Owner's request for waiver of three late fees. We voted to waive the second and third fees, but not the first.

Motion to waive fees: Hal 2nd: Clyde Unanimous

- Insurance amendment: Discussion postponed.
- Water shut off policy: Discussion postponed.
- HELOC: To be discussed on Friday, 9/27/2024 at the special HOA board meeting.
- Automobile damage to entry gate: David has written a letter to the driver. We will review this letter and discuss further.

The meeting adjourned at 6:15 PM.

Next board meeting: 10/29/2024 @ 5PM