

Willamette Towers Board Meeting

January 28, 2025 @ 5:00 PM

ATTENDEES:

Board members (in person):	Clyde Horn, Hal Dillon, Alex Howe
Board members (via Zoom):	Jesse Fittipaldi
BMC Personnel (in person):	Diane Sollinger
BMC Personnel (via Zoom):	Dave Saraceno
Owners (in person):	None
Owners (via Zoom):	Don Peters, Rick Lowen, Tom Ferrer, Richard Bomball
Call to order:	5:04 PM

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

Motion to approve minutes from 10-29-2024:	Clyde	2 nd : Jesse	Unanimous
--	-------	-------------------------	-----------

Treasurer's Report:

Month ending December 31, 2024

Operating Account Summary (aka Trust or Checking account)

Beginning Cash Balance	12/01/2024]	\$30,832	prev: \$29,747
Ending Cash Balance	[12/31/2024]	\$36,296	prev: \$30,832

Budget-Comparative

1. Month-to-Date Details

BUDGETED Total Operating Income:	\$22,793	prev: \$22,793
ACTUAL Total Operating Income:	\$23,069	prev: \$24,242
ACTUAL Total Operating Expense:	(\$21,408)	prev: (\$16,906)
BUDGETED Total Operating Expense:	(\$22,143)	prev: (\$22,143)

2. Year-to-Date Details

BUDGETED Total Operating Income:	\$273,519	prev: \$250,726
ACTUAL Total Operating Income:	\$277,585	prev: \$254,516
ACTUAL Total Operating Expense:	(\$336,527)	prev: (\$315,119)
BUDGETED Total Operating Expense:	(\$273,519)	prev: (\$251,376)

3. Notable Expenditures:

- \$1,530 to Overhead Door Co of Eugene-Springfield for Exit Loops and Detectors
- \$1,525 to Omlid & Swinney Fire Protection & Security Inc for annual fire system/extinguisher inspection
- \$324 for monthly landscape contract

Reserve Account Summary

Opening Balance	[12/01/2024]	\$298,001	prev: \$277,529
Credits this Period		\$19,743	prev: \$19,743

Debits this Period		(\$0)	<i>prev: (\$0)</i>
Change in Value this Period		\$728	<i>prev: \$729</i>
Closing Balance	[12/31/2024]	\$318,423	<i>prev: \$298,001</i>

Notes about Reserves:

- Primary Reserve balance: \$302,628 *prev: \$288,635*
- Plumbing Reserve balance: \$15,845 *prev: \$8,637*

End of Treasurer's Report

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

• Owner's Forum:

- Don Peters presented (via Zoom) why he thinks that he and his wife are not responsible for the damage done to the entry gate last fall by their car.

• Committee Reports:

- Green Committee:
 - We will replace the two Elm trees that we removed recently with European Horn Beams. We are working with Friends of Trees to accomplish this.
 - We voted to donate \$200 to Friends of Trees.

New business:

- We voted to accept Otis Elevator's proposed contract for the next five years.
 - Clyde moved 2nd: Jesse Unanimous
- We voted to waive the late fee for HOA dues.
- We will remove the slabs between Lincoln St. curb and where the two new Horn Beam trees will be planted.
- We discussed a resident's request to install a ventless laundry machine.
- We discussed the drone flying machine that seemed to be looking into units at the WT.
- The HOA Annual Meeting will be on 02/26/2025 at 6:00 PM (in person and via Zoom).

The meeting adjourned at 6:36 PM.

Next board meeting: February 18, 2025 @ 5:00 PM