

WILLAMETTE TOWERS BOARD MEETING AGENDA

March 23, 2026 5 p.m.

At the office and by zoom

Introductions

- Present, Board – Jesse F, David I, Alex H – also Diane S and Dave S from BMC
- Present, Owners – John R, Yuba F, Ken G, Barbara B, Esther
- Called to order at 5:08p

Owners' Forum

- Barbara asks about ladybugs, discussion about not spraying building wide and various owner-by-owner choices
- Ken asks about graffiti, some discussion about how best to maintain it, quality considerations
- Hal addresses a vehicle blocking ADA egress, some discussion about enforcement
- Hal was approached by someone interested in being on board, potentially, but no further information available

Approval or amendment of Agenda

- Alex moves, Jesse seconds, all approve

Approval or amendment of Minutes of previous meeting

- Approving over email due to transition of officer roles causing confusion

Treasurer's Report

- Monthly report: **see last page**
- Budget review discussion during meeting:
 - Discussion of how to set this up using a new report that BMC will construct. Intention is to identify possible out-of-budget spends earlier before they snowball.

Reports

- Landscape
 - Some discussion of how to manage various adjoining properties across alley and to south (Lincoln Manor)
 - Updates on ornamental grass and compost cost
 - Discussion on sumac between us and Lincoln Manor
- MMRC
 - Boiler Maintenance – Harvey & Price Quote
 - Discussion of quote being high, how long can it wait?
 - Pump Replacement
 - Discussion of alternatives such as bearing or seal replacements versus full replacement. Plumber advised that parts replacement

plus higher labor costs, but math is not clear. Both pumps and systems are currently fully functioning.

- Plumber deposit – Roughly \$17k requested was approved. President and Treasurer discussing further labor costs timing when adding President to Morgan Stanley account. Work pausing until we ensure safe cashflow.
- Green
 - Solar panel 30% credit expires July 2026. Board discusses that there is no money to make it happen and also that drilling into our new roof is a daunting prospect. Jesse willing to invite Brett Moser of Advanced Solar Panels to attend April meeting with above major caveats.
 - **Another field trip to the Creswell Bakery is planned for Tuesday, April 14th. We plan to take bus #98, leaving at 2:30 and returning at 4:35.**

New Business

- Board officers and roles
 - Jesse F – President, Alex H – Treasurer/Secretary
- Approving entire condo for conventional financing
 - Board discusses what, if any, benefits this would have for current or prospective owners.
- Coin Meter Options
 - 3rd option approved and was fine with the company based on their review of usage – 7-year term, reduces front load washer count by 1 and dryer count by 1 but keeps all top load washers and keeps price at \$1.50 instead of increasing to \$1.75, keeps coin option, and profit will stay at \$6,000 which is flat from 2026 budget as desired.
- Action Grams
 - Reviewed concern about risers occupying space in hallway. No ADA issues and serious physical limitations.

Unfinished Business

- None

Pending Business (not part of the meeting)

- Insurance amendment

Schedule next meeting

- 4:15p on April 20, 2026

Adjourn

- At 6:19pm