

WILLAMETTE TOWERS BOARD MEETING

May 18, 2026 4:15 p.m.

At the office and by zoom

Introductions

- Present, Board – Jesse F, Dave I, Alex H, Dave S (BMC) and Diane S (BMC)
- Present, Owners – Lowen, Ferrer, Horn, Richard B, Rose, Kuzowski
- Called to order at 4:17pm

Owners' Forum

- Pruning Club (informal) cleaned up Lincoln Manor for 10 man-hours

Approval or amendment of Agenda

- Moved by Alex, Second by Jesse, unanimous

Approval or amendment of Minutes of April meeting

- Moved by Alex, Second by Jesse, unanimous

Treasurer's Report

- Monthly report: see last page
- Budget review discussion during meeting:
 - Known areas of spending are tracking well

Reports

- Landscape – Requests approval for Gentle to do approx. 6 hours of work for pruning maples and other projects
 - Board requests more detailed scope of work from Ken – concerned about protecting trees that aren't being acted on by the city
- MMRC –
 - C&D Riser Status: Installation will begin, soon
 - Boiler Leak (temp clamp):
 - Pump drip
- Green – not present

New Business

- Action Grams – BMC will follow up with Action Gram related to plumbing work

Unfinished Business

- Window Painting request from 1307 tenant was not approved, BMC will notify

Pending Business (not part of the meeting)

- Boiler preventative maintenance due beginning of 2027?
- New Risers C&D light locations – postponing bid from Bear Mtn due to lower priority

Schedule next meeting

- 4:15p on Monday, June 15, 2026

Adjourn

- 4:46p

Treasurer's Report

Willamette Towers HOA Board Meeting [05/18/2026]

Month ending April 30, 2026

Operating Account Summary (aka Trust or Checking account)

Beginning Cash Balance	[04/01/2026]	\$13,487	prev: \$17,475
Ending Cash Balance	[04/30/2026]	\$69,337	prev: \$13,487

Budget-Comparative

1. Month-to-Date Details

BUDGETED Total Operating Income:	\$28,600	prev: \$28,600
ACTUAL Total Operating Income:	\$29,473	prev: \$29,199
ACTUAL Total Operating Expense:	(\$16,660)	prev: (\$21,828)
BUDGETED Total Operating Expense:	(\$20,683)	prev: (\$20,683)

2. Year-to-Date Details

BUDGETED Total Operating Income:	\$114,399	prev: \$85,799
ACTUAL Total Operating Income:	\$115,468	prev: \$85,996
ACTUAL Total Operating Expense:	(\$163,742)	prev: (\$147,082)
BUDGETED Total Operating Expense:	(\$167,732)	prev: (\$147,049)

3. Notable Expenditures:

- \$17,250 to Johns Precision Plumbing for C&D Riser materials
- \$344 to BMC for mint compost in specified areas

Reserve Account Summary

Opening Balance	[04/01/2026]	\$172,141	prev: \$156,421
Credits this Period		\$15,250	prev: \$15,250
Debits this Period		(\$63,239)	prev: (\$0)
Change in Value this Period		\$435	prev: \$470
Closing Balance	[04/30/2026]	\$124,586	prev: \$172,141

Notes about Reserves:

- Primary Reserve balance: \$58,816 prev: \$54,763
- Plumbing Reserve balance: \$65,335 prev: \$116,908