Willamette Towers HOA Board of Directors Board Meeting
Thursday, 29 October 2015
17:00 Willamette Towers Office

Board Members Present:	BMC:	Present:
Jeff Ryder, Chair	Diane Sollinger	John Rose
Paula Rogers	Tom Weaverling	Douglas Beauchamp, Treasurer
Luther Greulich		Jeanne-Marie Moore
Rick Lowen		Dan Solitz

Passed during this WT HOA BOD Meeting:
A motion to take $17,000 from the reserves to pay Mechanical Heating and Air the half of their fees up-front. See under "Old Business" below.
Three motions related to the 2016 budget and dues, including one to increase dues (but increase them less than originally planned). See under "Old Business" below.

Introductions

Approval or amendment of agenda. Approved as is.

Owners' Forum

Approval or amendment of minutes (9/30/2015).
The minutes from 9/30/2015 were approved, with the proviso that any dissenters' names on motions passed would be included in the final version.

Reports

• Treasurer (Douglas Beauchamp)
Expenses have been below budget, notably utilities (by $6,500) and maintenance (by $10,000). As of July, we have finally begun to add back to the reserves. In September, we transferred an additional $13,000 into the reserve account. We will perhaps hold off on adding to the reserves in December.

• Committees

• BMC
Unit 208's request for reimbursement was approved.

Diane Sollinger contacted another insurance broker about bidding out our property insurance to another broker. Tony Core (our current broker) called Diane and said he wants to quote these companies first, unless WT is firing him. We instructed Diane to find out whether the two brokers would obtain different quotes, and why.

We asked Diane to find out whether or not we are in the flood zone. She has not yet heard back from the National Flood Service. Our current flood insurance is costing more ($12,000) than we had budgeted for ($10,000).

ActionGrams were reviewed.

Old business

• **Approval of plumbing funds for planned Phase 2 (installation of Aquatherm, replacement of horizontal runs, simplification of valving to isolate vertical stacks).** Luther Greulich seconded Jeff Ryder's motion to take $17,000 from the reserves to pay Mechanical Heating and Air the half of their fees up-front. The motion passed unanimously.

• **Bike stickers.** Tom has ordered weatherproof bike stickers.

• **Newsletter.** Tom will give Paula Rogers information for the newsletter.

• **Replacement of building doors.** The north door replacement has already been approved. The east door does not need to be replaced, since the problem is with the fit. Tom will see if someone can resize frame for about $600-$700; otherwise, we will have to purchase a frame for $2,500 (parts & labor).

• **Comcast.** Tom can go ahead with the new three-year contract for 4 phone lines + internet; this will save us $1,400.

• **2016 Budget and Dues Planning Meeting.**

Jeff Ryder made a motion that the Excel spreadsheet budget figures presented by Tom Weaverling & Luther Greulich be inserted into Douglas Beauchamp's budget. Luther Greulich seconded the motion. It passed unanimously.

Luther Greulich made a motion to keep John Rose's $109,900 figure and adjust the monthly assessments accordingly. Rick Lowen seconded the motion. It passed unanimously.

Jeff Ryder made a motion to fund the operating budget and our contributions to the reserves through a change in HOA dues (rather than one or more special assessments). Rick Lowen seconded the motion. It passed unanimously.

New Business

• **Neighborhood watch.** We would like a "neighborhood watch" program/ committee started to increase safety in the building. Jeanne-Marie Moore volunteered to organize the committee.

The next WT HOA BOD Board Meeting will be held Thursday, 12 November 2015 at 16:00.

Adjourned 18:19.

No executive session.