

Willamette Towers Board Meeting

Meeting TUESDAY, August 13th, 2019, 5:15pm

Board Members

Lauren Dame
Jean Kern
Clyde Horn
Hal Dillon
Jesse Fittipaldi

BMC Personnel

Tom Weaverling
Diane Sollinger

Owners

Bill Bomball
Richard Bomball
Esther Konop
Phyllis Fisher
Christi Asha

Call to order 5:17 PM

Agenda Approval - Jean moved to approve, Hal seconded - unanimous

July Minutes Approval - Jean moved to approve, Hal seconded - unanimous

Treasurer's Report -

Month ending 07-30-2019

Operating Funds

Opening Cash Balance 07-01-2019	\$ 8,474.51
Closing Cash Balance 07-30-2019	\$ 13,301.09

Total Operating Income

MTD Actual	\$ 32,272.53
YTD Actual	\$219,682.35

Total Operating Expense

MTD Actual	\$ 16,985.69
YTD Actual	\$160,511.34

There was no transfer to reserves in July in preparation to expected August expenses out of reserves. The Capital & Other Expenses section includes an additional progress payment to PRC, and payment to Midstate Industrial and Stormwater Protection Services for supportive work on the parking area project. An additional payment was made to White Glove for the rooftop project.

Reserves

CASH FLOW

July Opening Balance	\$206,563.38
Contributions	\$ 0.00
Withdrawals	\$ 29,600.00
Interest	\$
July Closing Balance	\$176,988.38

Clyde Moved to approve the report, Lauren seconded - unanimous

Committee Reports: - None

BMC – Commercial space 1309 tenant has left and paid in full. 1309 leased to 1307 tenant at same rate as before but only until February when BOTH leases will be re-evaluated and contracts negotiated to market rates. The Association's residential tenant has also moved out and the apartment is being cleaned and refurbished for rental. Will be listed next week. Actiongrams were primarily about pot smoking smells. [Reminder that there IS a penalty for smoking in our nonsmoking building.] September-October slated for Reserves study work to be addressed. There will be an owners interior walk-around/inspection scheduled at the end of August.

Owner's Forum – Nothing brought up.

Old Business – Garage project is completed and within the budget cushion predicted. Totally paid for. Rooftop project is underway and anchors have been redesigned and approved. Currently are being manufactured. Expected arrival to our site in about 3-6 weeks. After they are received, the installation should take ~3 weeks [weather depending]. The anti-skid mats and walkway will also be installed. Cost <\$50K. Window washing can be done anytime after that depending on Board decision. Likely will be put off until Spring 2020.

New Business – Anti-Graffiti painting schemes were discussed and the least expensive method is to use paint [available at Miller Paint] that costs \$80/5gal bucket. It comes in several colors that are pastel tans, olive, blue, etc. The paint is readily available and low cost. Tom and Kery will buy the paint and paint the wall next week at a cost of \$250 [from Maintenance budget]. Tom has seen no reduction of recyclables included in the garbage. Hal has volunteered to transport Styrofoam to St. Vinnie's for recycle so Tom will put the extra trash bucket [exclusively for Styrofoam] in the 13th Floor Garbage room again.

Next Board PLANNING Meeting will be: Tuesday, September 10 at 5:00PM
Next Board REGULAR Meeting will be: Tuesday, September 24 at 5:15PM

Adjourned at 6:22PM

A short executive session was held after the general meeting to discuss a personnel matter and a financial issue.