

# Willamette Towers Board Meeting

Meeting TUESDAY, December 22nd, 2020, 5:00pm via ZOOM

## Board Members

Lauren Dame  
Mya Lansing  
Hal Dillon  
Clyde Horn  
Jesse Fittipaldi

## BMC Personnel

Tom Weaverling  
Diane Sollinger  
Dave Saraceno

## Owners

Bill Bomball  
Phyllis Fisher  
Linda Seymour  
Paula  
John Rose  
Jean Kern  
Robert Brasted

**Call to order:** 5:00 PM

**Agenda Approval** - Clyde moved, Hal 2<sup>nd</sup> - Unanimous approval

**Previous Meeting Minutes Approval:** Clyde moved, Hal 2<sup>nd</sup> - Unanimous approval

## Treasurer's Report:

### Trust Account Summary

|                                     |               |
|-------------------------------------|---------------|
| Beginning Cash Balance [11/01/2020] | \$14,775.92   |
| Plus Cash Received                  | \$49,280.24   |
| Minus Checks Written                | (\$51,890.07) |
| Ending Cash Balance [11/30/2020]    | \$12,166.09   |

### Budget Comparison

|                      |               |
|----------------------|---------------|
| Month-to-Date Actual |               |
| Total Income         | \$34,476.56   |
| Total Expense        | (\$33,464.08) |
| Difference:          | \$1,012.48    |

|                     |                |
|---------------------|----------------|
| Year-to-Date Actual |                |
| Total Income        | \$376,689.25   |
| Total Expense       | (\$374,503.40) |
| Difference:         | \$2,185.85     |

### Reserves (Morgan Stanley)

|                              |              |
|------------------------------|--------------|
| Beginning Value [11/01/2020] | \$192,150.56 |
| Credits                      | \$17,600.00  |
| Debits                       | \$0.00       |
| Change in Value              | \$1.69       |
| Ending Value [11/30/2020]    | \$209,752.25 |

**Move to Accept Treasurer's report** - Clyde moved, Lauren 2<sup>nd</sup> - Unanimous approval

## Committee Reports:

**MMRC:** *Plumbing:* 2 bids on initial riser project trial have been submitted. One of them also include additional details for entire project. Jesse has begun conversations with the Architectural team [architect & Engineers] to be sure we are in compliance with fire code and building codes, Structural Engineer's report due end of January, completed report shortly thereafter.

*Gigabit Internet access for the entire building:* 2 bids/proposals received, One from local provider and one from Telecom Company. Board will do a survey of owners for who would like to do this. Cost is much less than Comcast internet only prices in either case.

**BMC Report:** 206 unit has re-signed their lease for another year. Mia Bella is also continuing. There is a problem getting a response from the lessor of the 1307-09 suites. She is still paying the deferred/reduced rent as the deferred rent amount owed is building up. Her last communication indicated that she was going to talk to her lawyer and see what options she had. A move out fee charged to a tenant who moved out on the weekend [which required that Tom be here for the 4 hours of the move and be paid OT for his time] was asked to be waived. We are not going to waive it but will accept a payment plan instead as it will repay our costs of having Tom here for the move.

**Owner's Forum:** Paula had questions about the calculation of the HOA increases. It is a confusing calculation for her. *Lauren will discuss with her.* John has a spreadsheet calculation macro that figures out from the total amount needed for the budget total rather than a *unit cost X % increase*. John also needs the end of year Reserves totals sent to him so he can enter it into the Reserves software. Also, we need to decide whether to continue using that software and pay the yearly fee if we do. Phyllis had questions about Tom's availability in the future after his transfer. *He will be available in an on-call basis*, they will just bill his hours to us rather than to the Patterson. Linda had a question about the keys to the ramp gate. *They are available in the office but are not to be duplicated.* Jesse is going to fund a hand sanitizing station in the lobby. [THANKS JESSE!]. John reminded us that there was a time when Comcast cable access costs were added to the HOA so that the entire building had access. It was dropped from the HOA fees in 2013 and individual owners had to pick up the costs themselves.

**Old Business:** False fire alarm - **\*\*Reminder - the BELL system doesn't call the Fire Department. People need to dial 911 when they hear the bell.\*\*** The alarm system notified Tom who got here ten+ minutes after the alarm went off. He checked each floor for smoke and a pulled alarm station. All floors had no smoke and NO pulled alarms. The FD came, confirmed that it was a false alarm and left. Tom had to power down the system to get it to reset. The next day, he and alarm technicians inspected the system [which dates to 1962] and saw what may be three different causes for the false alarm. He will continue to work on this while at his new location. There may be a modification to the existing panel that will avoid future false events. Replacement of the system is prohibitively expensive. This WILL be resolved in a safe and secure manner.

**New Business: *ANNUAL MEETING*** – cannot be in person so will be a ZOOM meeting. Proxy votes for conducting business are VERY important to mail back or hand back in to the office this year. We also need your ballots returned for electing two people to fill the vacancies because of current officers' end of terms. Paper ballots will be delivered, along with bios/statements from the people who show interest in running for the vacancies. Solicitations for candidates will be sent out soon. Please consider if you have a few hours each month you could dedicate to making your neighborhood and home better.

**2021 Annual Meeting - via ZOOM  
Wednesday, February 24<sup>th</sup> at 7:00 PM**

**Next Meeting**

Regular Board Meeting, Tuesday January 26<sup>th</sup> 5PM via ZOOM.

**Adjourned at 6:04 PM**