

Willamette Towers Board Meeting

Meeting TUESDAY, April 27th, 2021, 5:00pm via ZOOM

Board Members

Lauren Dame
Mya Lansing*-left early
Hal Dillon
Clyde Horn

BMC Personnel

Diane Sollinger
Dave Saraceno

Owners

Bill & David Bomball
Phyllis Fisher
Linda Seymour

Call to order: 5:04 PM

Agenda Approval - Clyde moved, 2nd by Hal - Unanimous approval.

Previous Meeting Minutes Approval: Hal moved- Clyde 2nd, Unanimous approval. * Mya abstained.

Treasurer's Report:

Month ending March 31, 2021.

A. Operating Account Summary

Beginning Cash Balance	[03/01/2021]	\$25,982
Ending Cash Balance	[03/31/2021]	\$24,464

B. Budget Comparisons

1. Month-to-Date Actual

Total Operating Income	\$19,463
Total Operating Expense	(\$19,501)
Difference:	(\$38)

2. Year-to-Date Actual

Total Operating Income	\$58,600
Total Operating Expense	(\$59,958)
Difference:	(\$358)

Notes:

- Other than the commercial account there are only small amounts due from several units. They have received reminders.
- Large expenses in March:

Repair of the automobile entrance gate to lower level	(\$1,624)
Tax preparation fee	(\$2,082)

B. Reserve Account Summary

Opening Balance [03/01/2021]	\$240,045
Contributions	\$18,480
Withdrawals	0
Interest	\$2
Closing Balance [03/31/2021]	\$258,527

Notes:

- Primary Reserve balance: \$132,366
- Plumbing Reserve balance: \$126,161

Move to Accept Treasurer's report -Lauren - Clyde 2nd - Unanimous approval

BMC Report: Diane checked out the Federal criteria for us to use to recover some of the rent from Shahayla and we are NOT eligible. **UPDATE: 5/24/21**
Diane informed us that there was a glitch in the application website, and Shahayla is eligible and received funding. Details in the May Board Mtg minutes. Internal move from 8th to 3rd floor moving fees waived in this one case and the Board will have a Planning Meeting to review all the Policies & to update any that need it. Moved Lauren - Clyde 2nd unanimous [Mya & Jesse absent]

Committee Reports:

Security & Technology: No report - Gigabit internet connection survey did not get enough responses to warrant going through with either option to get the building connected at that speed.

Green Committee: Meets this Thursday at 6PM either in person or Zoom depending on weather. Will communicate any recommendations and decisions to the Board.

MMRC: Phyllis reported on items other than plumbing project: P.A. system for the building (with input from Xmedia Company) is being considered, eV charging station installations - only have 3 people so far have expressed an interest in having this option in their parking space. Need another survey of eV-curious owners and hopefully will get more responses. Phyllis will head this project of doing information gathering.

Owner's Forum:_none

Old Business: Lane County has been moved to the "Extreme Risk" category by the State. The guest/visitor rules must be changed to reflect this. The WT building will follow the State guidelines regarding the number of guests /visitors and will change the suggested restrictions in concert with the most current rules as published by the State for each risk level assigned to Lane county. Lauren Moved - Clyde 2nd - unanimous [Mya and Jesse absent] Note that the regular precautions already in place regarding: deliveries [downstairs only], masks, elevator use, social distancing, hand washing, etc. will remain in effect throughout the changes in guest admittance guidelines.

New Business: none

Next Meeting
TBD 5PM via Zoom

Adjourned at 5:42 PM