

Willamette Towers Board Meeting

Meeting TUESDAY, August 24th, 2021, 5:00pm via ZOOM

Board Members

Mya Lansing Johns
Hal Dillon
Clyde Horn

BMC Personnel

Diane Sollinger
David Saraceno

Owners

Jean Kern
Bob, Barb, & Richard Bomball
Rick Lowen
Linda Seymour
Tom Ferrer

Prior to regular meeting: Michael Barrow presented about putting his company's tech on our roof to facilitate gigabit WiFi in the area. He offers \$50/mo. For the space plus 50% of any traffic fees >\$100/mo. The term would be for 2 years with an option for 2 more 2-year terms. Coverage within the building could also be available at a later date if desired. The Board will discuss and communicate our decision to him.

Call to order: 5:29 PM

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

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

Treasurer's Report:

Month ending July 31, 2021.

Operating Account Summary

Beginning Cash Balance	[07/01/2021]	\$28,358
Ending Cash Balance	[07/31/2021]	\$30,604

Budget Comparison

1. Month-to-Date Actual		
Total Operating Income		\$18,614
Total Operating Expense		(\$16,780)
2. Year-to-Date Actual		
Total Operating Income		\$142,873
Total Operating Expense		(\$117,833)

Notes:

- Other than the commercial account there are three units with balances due at the end of May. They will receive reminders.

- The window cleaners have been paid. They reduced their charge by \$200 because of the concerns that we raised.

Reserve Account Summary

Opening Balance [07/01/2021]	\$313,974
Contributions	\$18,480
Withdrawals	0
Interest	\$3
Closing Balance [07/31/2021]	\$332,457

Notes:

- Primary Reserve balance: \$165,976
- Plumbing Reserve balance: \$166,481

Move to Accept Treasurer’s report: Clyde moved , Hal 2nd - Unanimous approval

BMC Report: The Exit Gate was failing to close properly. It has been adjusted so that it does close now.

Committee Reports:

Security & Technology: Fencing options were discussed. Hal has asked the Commercial Code Office of the City about increasing the height of our walls. We can add an additional 3ft high fence without a permit. To go higher, we would need to apply for one. Douglas Beauchamp sent in photos of the security fence behind the Tate on their alley. Diane has arranged for Oregon Fence and Kiwi Metal Fabrication to come by and evaluate and make recommendations. These will go back to the committee for discussion and then will be brought to the Board. Fire alarm test was inconclusive but a Fire Systems company will do some testing.

MMRC: no report

Green: no report

Owner’s Forum: Linda asked about the elm tree in front which has been posted as being infected with dutch elm disease by the City. Are we going to treat it or just let the entire row of mature elms die from the disease. Diane will contact the City Arborist to find out what the plans are.

Old Business: 1308-9 Board will meet with the renter to discuss this. Plumbing fix performed by 906 will initially be reimbursed by the Board and then we will determine if there is fault to be assigned and repayment made. Clyde moved to repay \$400 plumber expense, Hal 2nd, unanimous.

New Business: none

Next Meeting

TBD – will be at 5PM via Zoom

Adjourned at 5:58 PM