

# Willamette Towers Board Meeting

Meeting TUESDAY, December 28<sup>th</sup>, 2021, 5:00pm via ZOOM

## Board Members

Hal Dillon  
Clyde Horn  
Jesse Fittipaldi

## BMC Personnel

Diane Sollinger  
Dave Saraceno

## Owners

Bill, Barb & Richard Bomball  
Giny Landgreen  
John Rose  
Jean Kern  
Linda Seymore  
Jerry Hsu

**Call to order:** 5:05 PM

**Agenda Approval** - Unanimous approval with additions

**Previous Meeting Minutes Approval:** : Unanimous approval.

## Treasurer's Report:

### Operating Account Summary

Beginning Cash Balance	[11/01/2021]	\$43,484
Ending Cash Balance	[11/30/2021]	\$40,411

### Budget Comparison

1. Month-to-Date Actual		
Total Operating Income		\$19,024
Total Operating Expense		(\$12,881)
2. Year-to-Date Actual		
Total Operating Income		\$222,993
Total Operating Expense		(\$192,511)

Notes:

- NONE

### Reserve Account Summary

Opening Balance [10/01/2021]	\$350,942
Contributions	\$18,480
Withdrawals	\$0
Interest	\$3
Closing Balance [11/30/2021]	\$369,425

Notes:

- Primary Reserve balance: \$172,702
- Plumbing Reserve balance: \$196,720

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

### **Committee Reports:**

**MMRC:** Plumbing project is still waiting for OK from City on Permits.

**Security:** Packages have been reported missing from the mail area. What steps can we take to eliminate this problem? Security camera footage from the day will be provided to the owner whose packages went missing. They may take it up with the EPD.

**Green:** Have a Board OK to look at electricians suggested by the City to evaluate the property for possible Solar installations. This will be a no cost first steps move. Tree purchased and will be installed in February by Friends of Trees.

**BMC Report:** Smoking fine will be assessed with offer of appeal meeting. Owner offered to present us information from a nearby building about Flood Insurance and our possible exemption from it. Board will review.

**Owner's Forum:** Thank You to Board and BMC folks for their work this year.

**Old Business:** 1309 will be leased by Mia Bella in January 2022. 1307 will have a walk through by an interested party tomorrow. More permanent and professional "No Smoking" and "Masking Required" signage will be discussed by Board and will be purchased and installed. Current COVID rules will continue courtesy of the Omicron strain. Diane will send out reminders to all and will be posted as usual.

### **New Business: Annual Meeting date as below**

#### **Next Meeting**

**January 11<sup>th</sup>, 2022 5PM via Zoom**

**ANNUAL MEETING WILL BE FEBRUARY \*24TH 22<sup>nd</sup> @ 6PM VIA ZOOM**

**WITH PROXY VOTING VIA EMAIL**

Documents, including voting information, and the statements of prospective Board Members must be solicited and sent out in January to allow time for reading and contemplation before the meeting.

**ROLL CALL TO ESTABLISH A QUORUM WILL BE DONE VIA PROXY COUNT AND ZOOM MEETING ATTENDANCE COUNT.**

**Adjourned at 5:48 PM**

\* Date changed after the December meeting, the update was added later.