

Willamette Towers Board Meeting

Meeting TUESDAY, March 23rd, 2021, 5:00pm via ZOOM

Board Members

Lauren Dame
Mya Lansing
Hal Dillon
Clyde Horn
Jesse Fittipaldi

BMC Personnel

Diane Sollinger
Dave Saraceno

Owners

Bill, Barb & David Bomball
Phyllis Fisher
Paula
Tom Ferrer
Jean Kern
John Rose

Call to order: 5:05 PM

Agenda Approval - Unanimous approval

Previous Meeting Minutes Approval: January: Hal Jesse^{2nd}, Unanimous approval. February Annual Meeting: Clyde Mya^{2nd}, Unanimous approval.

Treasurer's Report:

A. Operating Account Summary

Beginning Cash Balance	[02/01/2021]	\$14,419
Ending Cash Balance	[02/28/2021]	\$25,982

B. Budget Comparison

1. Month-to-Date Actual [Feb 2021]

Total Operating Income	\$19,409
Total Expense	(\$27,058)
Difference:	(\$7,649)

2. Year-to-Date Actual [Thru Feb 2021]

Total Income	\$39,137
Total Expense	(\$40,457)
Difference:	(\$1,320)

Notes:

- Four units have balances due at end of February. One of these is the commercial tenant.
- Large expenses this month:
 - o Property insurance (\$14,042)
 - o East door replacement (\$3,968)

C. Reserve Account Summary

Opening Balance [02/01/2021]	\$245,791
Contributions	none
Withdrawals	(\$5,748)
Interest	\$2
Closing Balance [02/28/2021]	\$240,045

Notes:

- Money was transferred from reserves to operating as per our instructions.
- No money is transferred from operating to reserves in February or September.

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

Committee Reports:

MMRC: They met with our structural engineer, Jok, and Phyllis took copious and detailed notes as they discussed things and then gave Jok a copy of the notes so everyone was on the same page about what was expected. There may be a simpler way to redo the hallways and that will be looked into. Discussed the various phases of the plumbing project. Final drawings will be tendered soon, after which we can actually get bids from contractors that bear some semblance to actual costs.

EV charging stations are still in the concept stage, One electrician has taken a look and made some suggestions but they await a second opinion.

North door replacement with design similar to the East door to increase visibility coming and going through the door. Moved to allot \$4,028 to replacement. Per estimate. Clyde, Jesse 2nd passed 3/2 [Lauren and Mya's concerns were privacy and security having a door-sized window.]

BMC Report: Diane has checked out the criteria for us to use to recover some of the rent from Shahayla. They have also talked about her plans and whether we will put the space up on the market as she stays there until we find a new tenant. A written letter from Shahayla will be obtained about her plans and expectations. Mia Bella is coming to the end of their one year lease. Diane will offer them another year at the current rate. Approved unanimously by Board.

Owner's Forum: Paula has suffered for months with smoking smells coming into their apartment, both pot and cigarettes. She has recently gone door sniffing and found 1204 has strong smoke smell when she has also smelled it in her own apartment. Lauren has confirmed this herself. Diane will send a letter to the 1204 owner telling them to pay the resultant fine.

When will it be OK to allow guests access again? Lauren and Diane will check with the County guidelines as posted on-line and let people know.

Bike Room Committee? John asks how to get this rolling. Some other owners have expressed interest in working on how to create safe and secure bike storage. John, Paula, Clyde, and Linda Seymour have all expressed interest.

The pre-earthquake alert service from the State, "Shake Alert," has been added to the WT website under "Emergency Procedures."

Old Business: Our CPA has requested that we adopt a resolution that any excess hoa fees from one year will be rolled over into the next fiscal year's budget to pay expenses. Sign form so the accountant has it on hand if the IRS wants it.
Clyde, Hal 2nd , Unanimous [Done]

New Business: none

Next Meeting
April 27, 2021 5PM via Zoom

Adjourned at 5:45 PM

Administrative session 3/31/21 to discuss new COVID guidance for visitors to the building after State lowered Lane County to "Low" risk. State Guidelines will be shared ASAP.