

# Willamette Towers Board Meeting

Meeting TUESDAY, May 24<sup>th</sup>, 2021, 6:00pm via ZOOM

## Board Members

Lauren Dame  
Mya Lansing  
Hal Dillon  
Clyde Horn  
Jesse Fittipaldi

## BMC Personnel

Dave Saraceno

## Owners

Bill & David Bomball  
Rick Lowen  
Linda Seymour  
John Rose

**Call to order:** 6:04 PM

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

**Previous Meeting Minutes Approval:** *Lauren moved- with amendment adding info about federal rent grant, Mya 2<sup>nd</sup>, Unanimous approval.*

## Treasurer's Report:

Month ending April 30, 2021

### A. Operating Account Summary

Beginning Cash Balance	[04/01/2021]	\$24,464
Ending Cash Balance	[04/30/2021]	\$28,321

### B. Budget Comparison

#### 1. Month-to-Date Actual

Total Operating Income	\$19,367
Total Operating Expense	(\$12,792)
Difference:	\$6,575

#### 2. Year-to-Date Actual

Total Operating Income	\$77,967
Total Operating Expense	(\$72,750)
Difference:	\$5,217

### Notes:

- At the end of April the commercial account and 8 units show a balance due. They have received reminders.

#### A. Reserve Account Summary

Opening Balance [04/01/2021]	\$258,527
Contributions	\$18,480
Withdrawals	0
Interest	\$2
Closing Balance [03/31/2021]	\$277,009

### Notes:

- Primary Reserve balance account: \$140,769

- Plumbing Reserve balance: \$136,240

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

**BMC Report:** Diane ill, so no report other than attachments sent in.

### **Committee Reports:**

**MMRC:** Riser "J" (06 stack kitchen) work ready to go forward, costs still uncertain due to unknown city permit fees. Project will: core holes in concrete floors for the plumbing vertical run, demo drywall in corridor to access plumbing in kitchen, plumbing work within the wall, wall reconstruction up to current fire code, construction of new soffit [box] concealing pipes in hallway including decorative carpet patches. Lauren moved Jesse 2<sup>nd</sup> to begin project if cost is below \$50k Mya abstained [poor connection] 4 yeas.

One louder bell for fire alarms will be purchased [\$200] and installed on one floor to test for audibility inside the apartments.

**Security & Technology:** No report

**Green Committee:** No report

### **Owner's Forum:**

When will the windows be washed? *[Dave has called and emailed White Glove and has not gotten a response, he will contact them again and Diane has also mentioned getting a second bid since we have the safety features now].*

Parking access and street during the work being done on Lincoln?  
*[Currently, it is sewer work prepping for the road replacement in June. No idea on how it will affect us yet.]*

Is there a budget for landscaping mulch out front and in beds? *[BMC has done our landscaping in the past. Diane will respond when she feels better.]*

COVID Policies - Are we going to change them to align with the State and CDC? *[Since there is no way to know if the person NOT wearing a mask is vaccinated or just ignoring the guidelines, **our current masking and deliveries guidelines will remain in place through June**]*

**Old Business:** Federal grant for Shahayla's commercial space came through after all. Initial denial was due to glitch in their data system. Money was awarded to pay for back rent. Diane reports the money transferred to WT/BMC in May.

**New Business:** none

**Next Meeting Tuesday, June 29<sup>th</sup> 5PM via Zoom**  
**Adjourned at 6:50 PM**