

Willamette Towers Board Meeting

Meeting TUESDAY, April 26th, 2022, 5:00pm via ZOOM

Board Members

Hal Dillon
Clyde Horn
Jesse Fittipaldi
Cody York
David Igl

BMC Personnel

Diane Sollinger
Dave Saraceno

Owners

Tom Ferrer
Linda Seymour
William Bomball
Marla Lowen
Giny Landgreen
Richard B

Visitor: Dish Network. Reps from Dish Network talked about wanting to add wireless cell tower to our roof. In the past the offer from Dish was lacking in the monetary department and the board was concerned about appearance. Reps from Dish said they would be able to provide more compensation and that they would be willing to address the concerns of the appearance. The board asked for hard copies of plans and to have them resubmit.

Dish Network reps left meeting at 5:15 PM

WILLAMETTE TOWERS BOARD MEETING

Call to Order: 5:15 PM

Agenda Approval – *Unanimous approval*

Previous Meeting Minutes Approval: Tabled until Cody gets Document from Clyde - *Unanimous approval.*

Treasurer's Report:

Month ending March 31, 2022

Operating Account Summary

Beginning Cash Balance [03/01/2022]	\$56,094
Ending Cash Balance [03/31/2022]	\$57,293

Notable Expenditures:

Motor for entry gate to parking structure, fire system inspection, common area carpet cleaning, elevator maintenance, reimbursement to owners for plumbing repairs.

Reserve Account Summary

Opening Balance [03/01/2022]	\$407,501
Contributions	\$19,681
Withdrawals	\$0
Interest	\$4
Closing Balance [03/31/2022]	\$427,186
Notes:	
Primary Reserve balance:	\$197,374
Plumbing Reserve balance:	\$229,812

Committee Reports:

MMRC: No update on plumbing. Will plan to have a meeting at a later time. MMRC would like that the board attend the meeting. They will get back to us when they have that planned.

Safety:

Lights: Discussed adding more lighting to the lower levels of parking garage, Dave recommended adding 9 more lights to the darker areas. Dave looked at lights, and they are \$149 each. Board agreed to allow \$1500.

Fence: Put on hold until we figure the budget for the plumbing project coming up. Concerns about the cost.

Green:

Irrigation Monitoring: Dave will monitor the runoff from the system, making sure there is no waste of water.

Blower: Green committee had asked that the landscape company use an electric blower rather than a gas powered blower. Landscape company has an electric blower, though it is not quite as strong they will give it a try and discuss at a later time.

Landscaping inputs: Green committee is asking for a list of products that we would and would not like them to use. Landscape company already has eco-friendly product that they will start using.

Community space outside: In the last meeting the green committee had inquired about adding some lawn furniture. Today it was decided that the green committee would be granted \$200-\$300 to look for lawn furniture.

BMC:

- Draft notice was provided to Board to owner whose guest trespassed another Willamette Towers owner's parking space. Tow signs will be updated, the tow company will be provided with a list of people with authority to request a tow, and the Board will review the violation procedure with regard to parking violations of this sort

New Business:

- Board approved the IRS Revenue Resolution which provides that any excess operations income over expenditures is reflected in the following year's budget
- Board is to have an admin meeting regarding the policy for towing cars from garage. Will plan a meeting later.

Old Business:

- 1309: Reimbursement request: Still no itemized invoice received.
- 1307: Tabled for now.
- Innovative Air: They came out regarding new HVAC system for ground floor and rental spaces, but Diane will follow up with them.

Owner's Forum: Jesse requested Dave and Linda to price out "mint compost" for property.

Next Meetings:

Regular Meeting Tuesday, May 17th, 2022, at 5:00 PM

Adjourned at: 5:56 PM